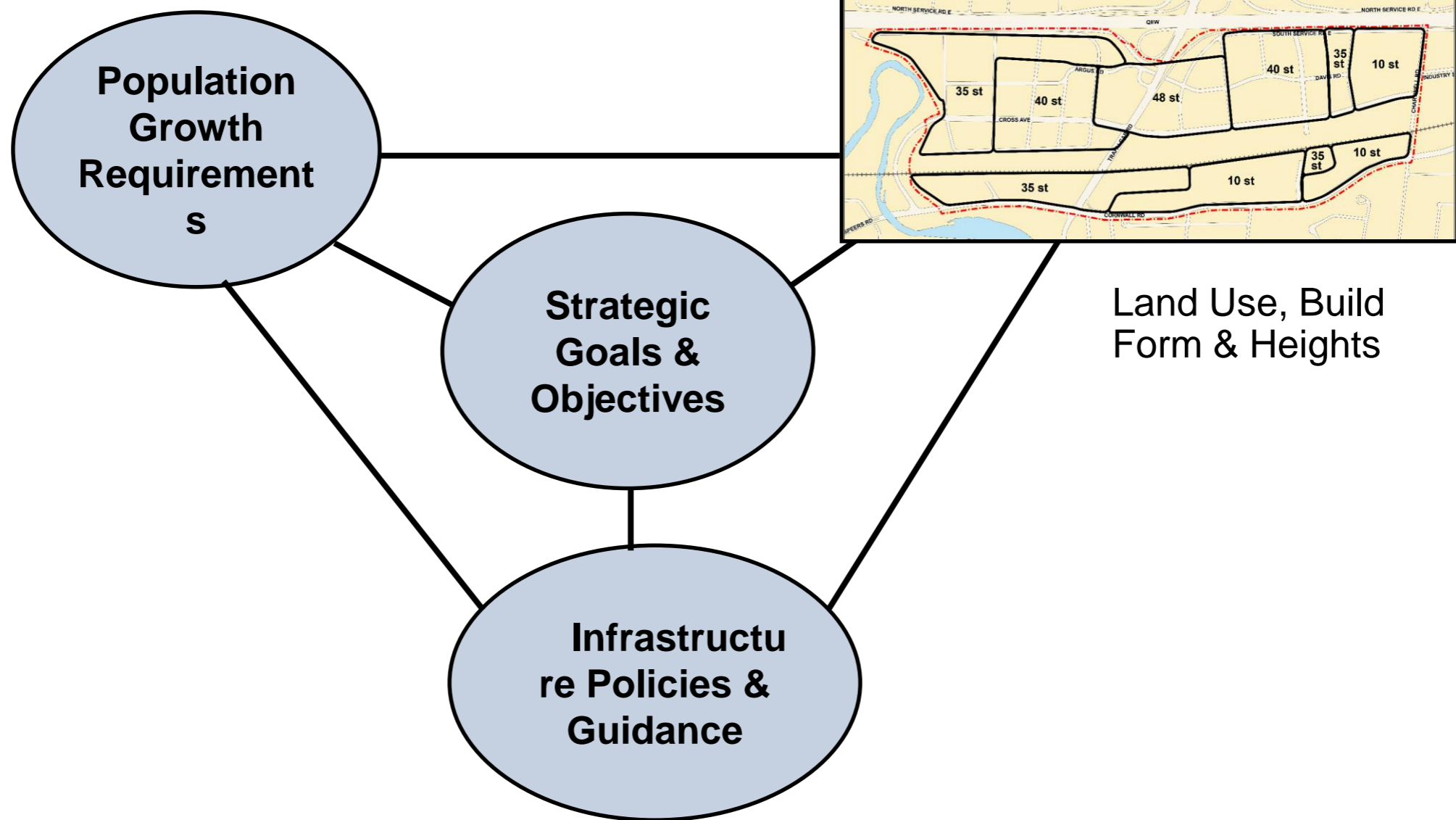


The Draft OPA

What Needs To Change

Jim Goodfellow, JRAM/CMGRA

A Depiction of the OPA Four Key Components (No Cost Estimates or Funding)



The Population Growth Problem

- The Growth Plan requires that Midtown Oakville be planned to achieve a minimum density target of 200 residents and jobs combined by 2031. (OPA page A-3)
- Ultimately, Midtown Oakville will accommodate a significant portion of the Town's and Halton Region's required intensification to 2051 and beyond. (OPA page A-3)
- On November 4, 2022, the Minister of Municipal Affairs and Housing approved Regional Official Plan Amendment No. 49 (ROPA 49) with forty-five modifications as part of Halton Region's Municipal Comprehensive Review. (OPA page A-3)

Regional Official Plan Amendment 49

This is the “required intensification to 2051

Municipality	Population¹			Employment		
	2021	2041	2051	2021	2041	2051
Burlington	195,000	240,050	265,160	98,340	114,330	124,390
Oakville	222,000	313,460	349,990	111,980	160,880	181,120
Milton	137,990	277,000	350,870	44,390	100,120	136,270
Halton Hills	66,010	98,890	132,050	24,510	45,900	65,460
Halton Region ²	620,990	929,400	1,098,070	279,220	421,230	507,240

¹ Population numbers in this table are “total population” numbers including approximately 4% undercoverage from the official “Census population” numbers reported by Statistics Canada.

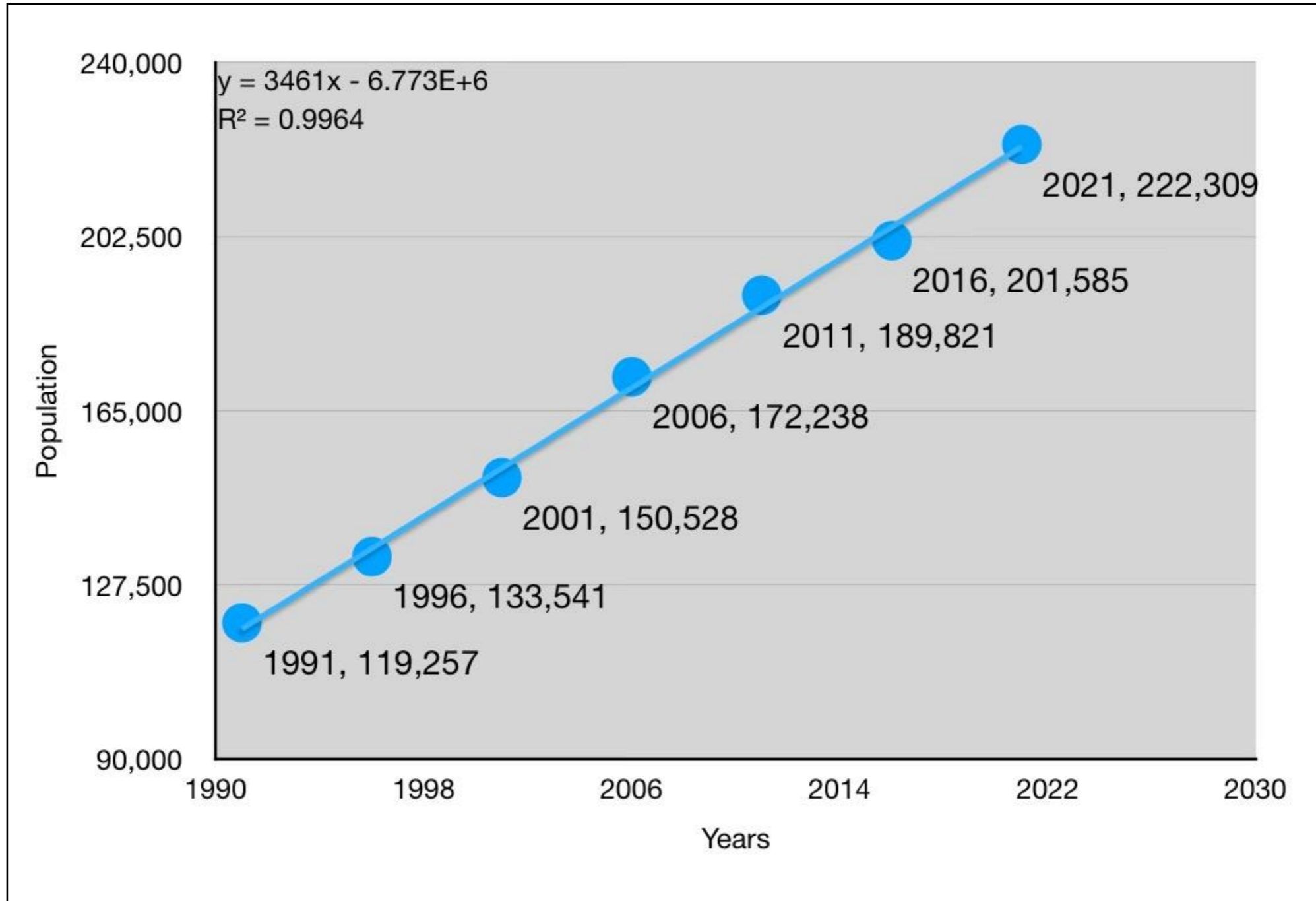
² Totals for the Region may not add up due to rounding.

Why is this requirement not stated?

Is the ROPA 49 distribution to Oakville a reasonable target?

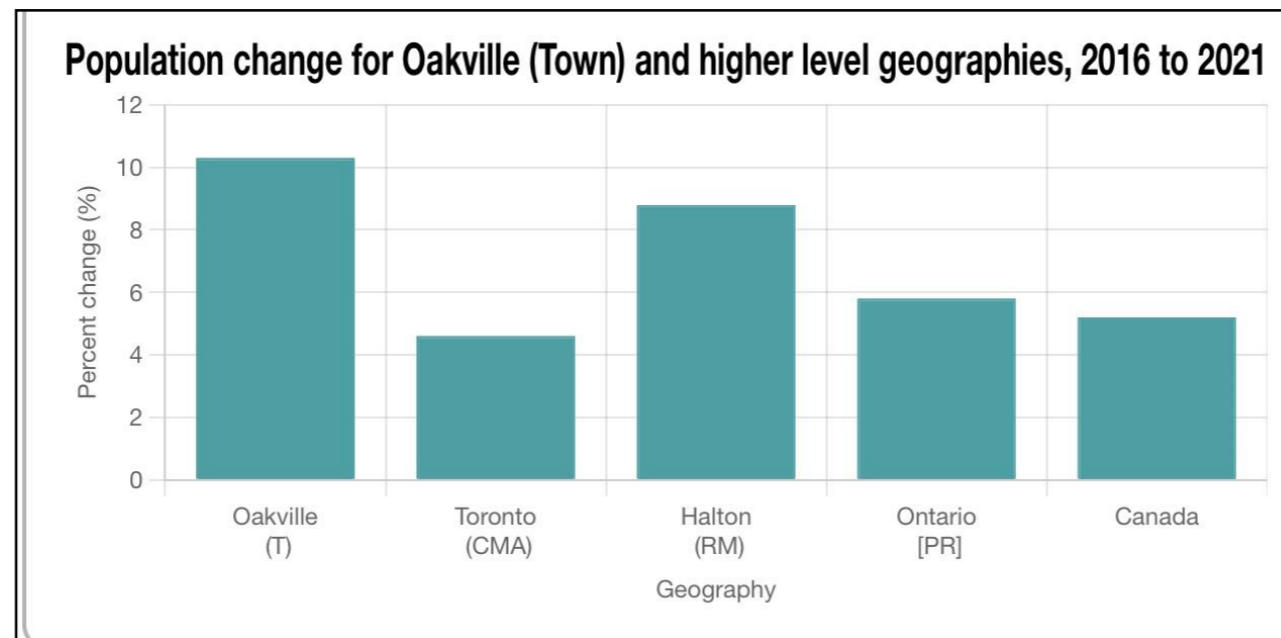
Oakville's Growth In The Past 30 Years

Census data adjusted by 4% to make it comparable with Halton Region



Oakville's Growth Has Been Impressive

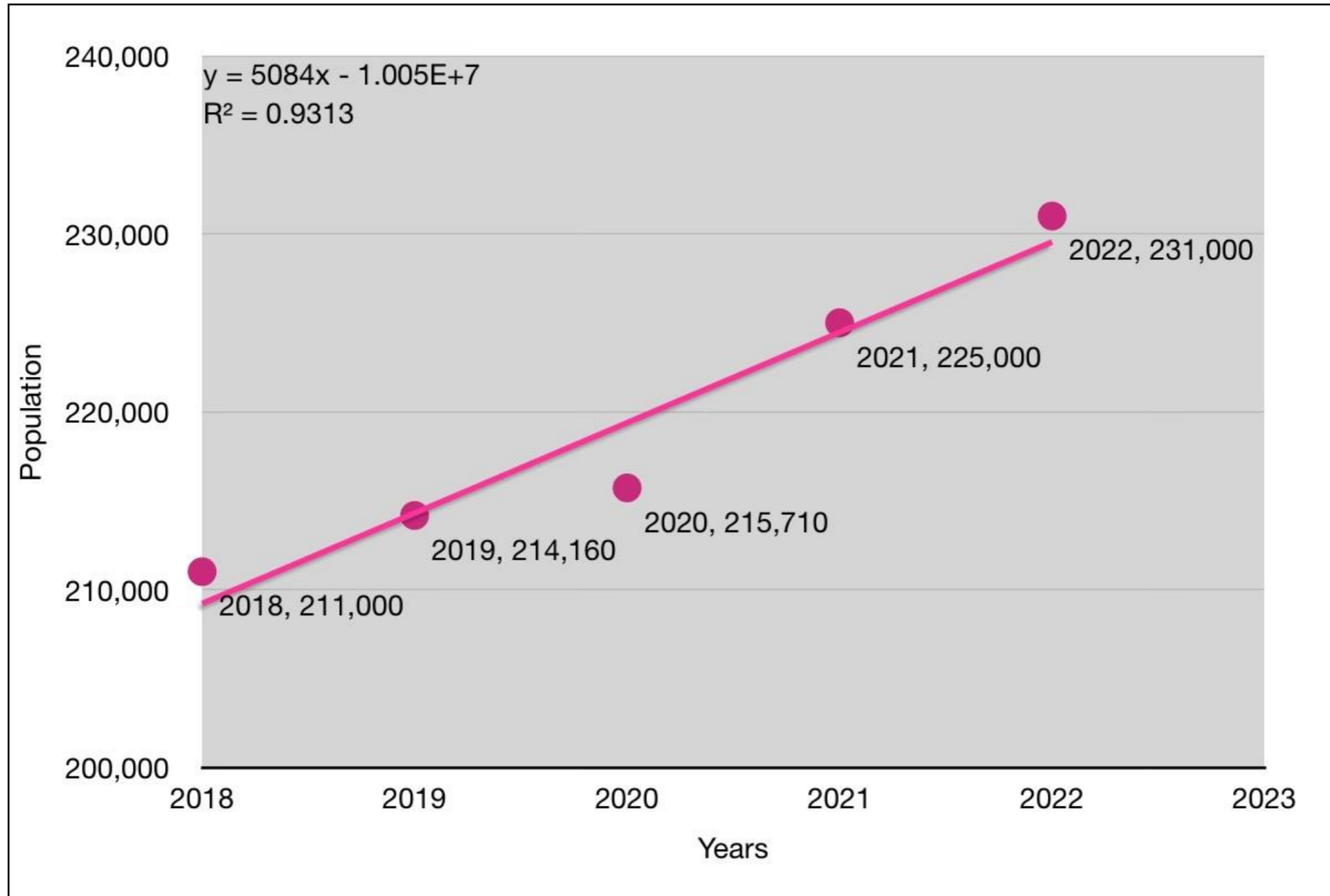
Our Challenge Is Not Just Building More Houses
The Real Challenge Is Building Livable, Sustainable Communities



- Oakville is already facing challenges in ensuring it's physical, human and social infrastructure is keeping pace with this population growth.
- Oakville should not compound this challenge by setting unrealistic growth targets and expectations for Midtown that result in overdevelopment, more infrastructure deficits and a failure to develop Midtown as a liveable community.

Oakville's Growth In Past Five Years

Town Of Oakville Growth Tracking Model, prepared and updated semi annually by Watson and Associates



Census Projections And Comparison With Provincial Targets

Year	30 Year Trend	Prov. Target	5 Year Trend
2041	290,901	313,460	326,444
2051	325,511	349,990	377,284

- These census based forecasts suggest that the provincial target of 349,990 looks reasonable as it lies between the 5 year and 30 year trend forecasts.

The Density Problem

- In 2006 The Provincial Growth Strategy designated Midtown as one of 25 Urban Growth Centres. Midtown was given density target of 200 people and jobs per hectare at that time (20,600 people and jobs), to be achieved by 2031.
- At the time the Urban Growth Structure was approved, the fact that much of the Midtown site was not developable was not known.
- Density at 103 hectares is a hypothetical calculation. Density at 43 hectares is reality.

Midtown Growth and Density Estimates			
	2021 Actual	2031 Provincial Target	2051 Jan 30 Estimates
Number of Residents	639	13,390	32,468
Number of Jobs	5,459	7,210	17,998
Total Number of People	6,098	20,600	50,466
Density Using Gross Area (103 ha)	59	200	490
Density Using Developable Area (43ha)	142	479	1,174

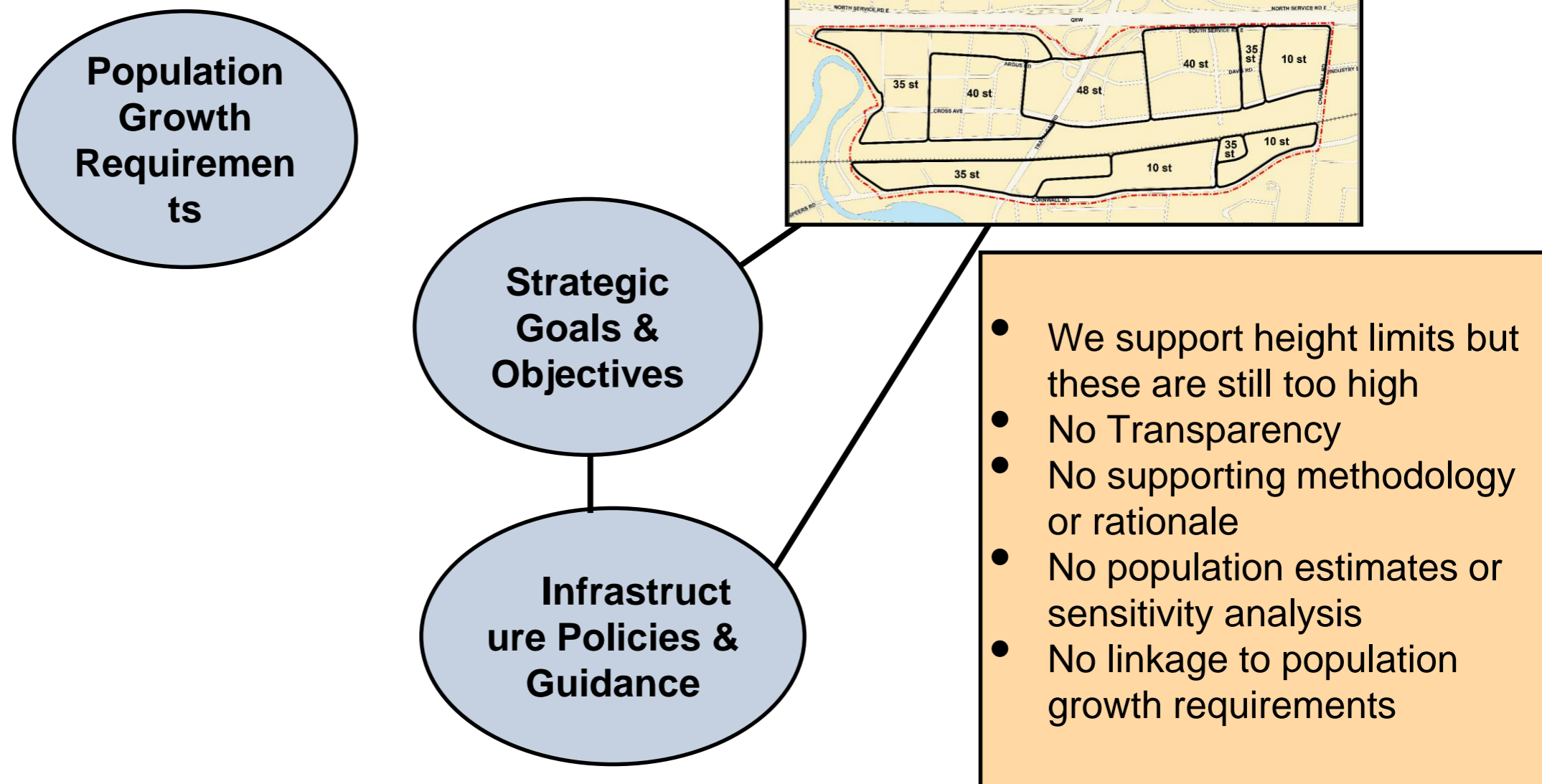
A Potential Solution

A Place to Grow Act; Amendment 1 approved August 2020:.

4. For a particular *major transit station area*, the Minister may approve a target that is lower than the applicable target established in policy 2.2.4.3, where it has been demonstrated that this target cannot be achieved because:
 - a) *development* is prohibited by provincial policy or severely restricted on a significant portion of the lands within the delineated area; or

This option must be aggressively pursued.

Disconnects and A Lack of Transparency



“The OPA relies on Maximum heights along with minimum densities and built form policies addressing tower separation, podium heights other design elements to control the intensity of development, which can be further detailed in future urban design guidelines and Midtown’s implementing by-law.” (Presentation page 9)

What Needs To Change

- The population growth requirement and/or target for 2051 needs to be explicitly stated and based on ROPA49, with appropriate allocations to Midtown and integrated into the other sections of the OPA.
- The density targets for both 2031 and 2051 should be based on developable land, not total land. The option to obtain Minister approval should be aggressively pursued.
- The proposed maximum building heights needs to be significantly reduced as the proposed heights would create unacceptable levels of density that could impair or prevent the ability to develop a liveable community.
- The projected population and density should be provided for any proposed configuration of precincts and building heights together with the supporting rationale and assumptions used.
- The configuration of precincts and building heights need to be based on a proven methodology like FSI, that is based on, and aligned with, the population growth requirements and targets..
- The OPA needs to stand on it's own with full disclosure and transparency of underlying methodologies, supporting rationale and reasoning.
- This OPA is not ready for approval by Council. Another public meeting should be held to enable public input on the proposed changes.
- We are ready to provide additional information, explanations or assistance in resolving these matters.