



OCA

Oakville Community Association

**Terry Branch
Vice-President
Oakville Community Association**

PLANNING AND DEVELOPMENT COUNCIL MAY 21, 2024

157 AND 165 CROSS AVENUE

In Midtown

The proposed redevelopment is made up of two towers that are 45-storeys (Tower A), and 61-storeys (Tower B) in height, inclusive of a 3-storey podium element.

1,198 residential units in Midtown Oakville



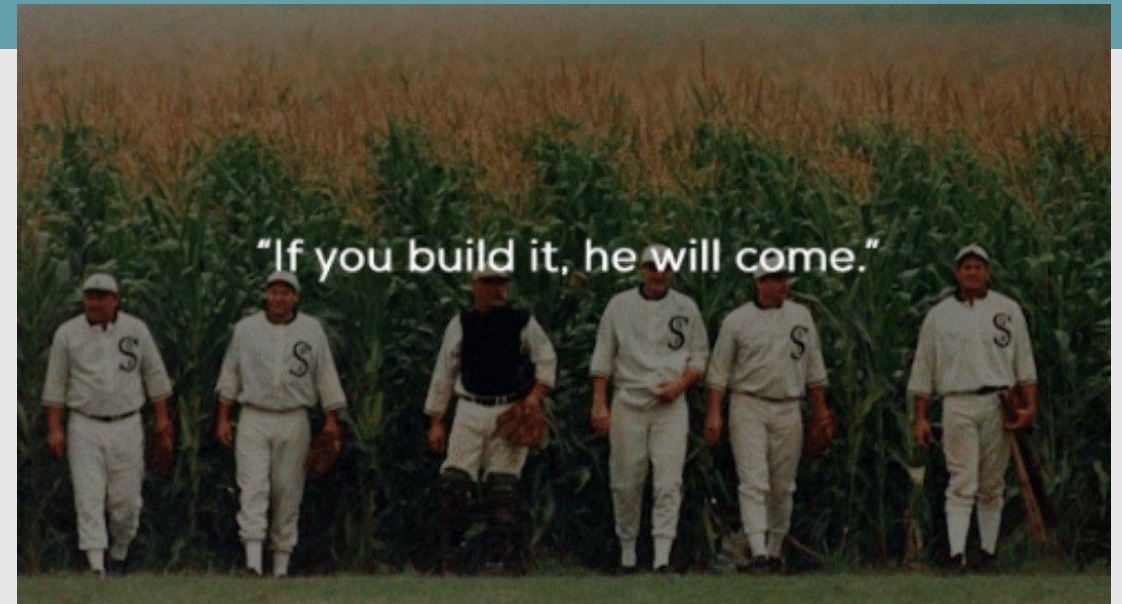
Tower Southeast Street View

WHO AND WHY?

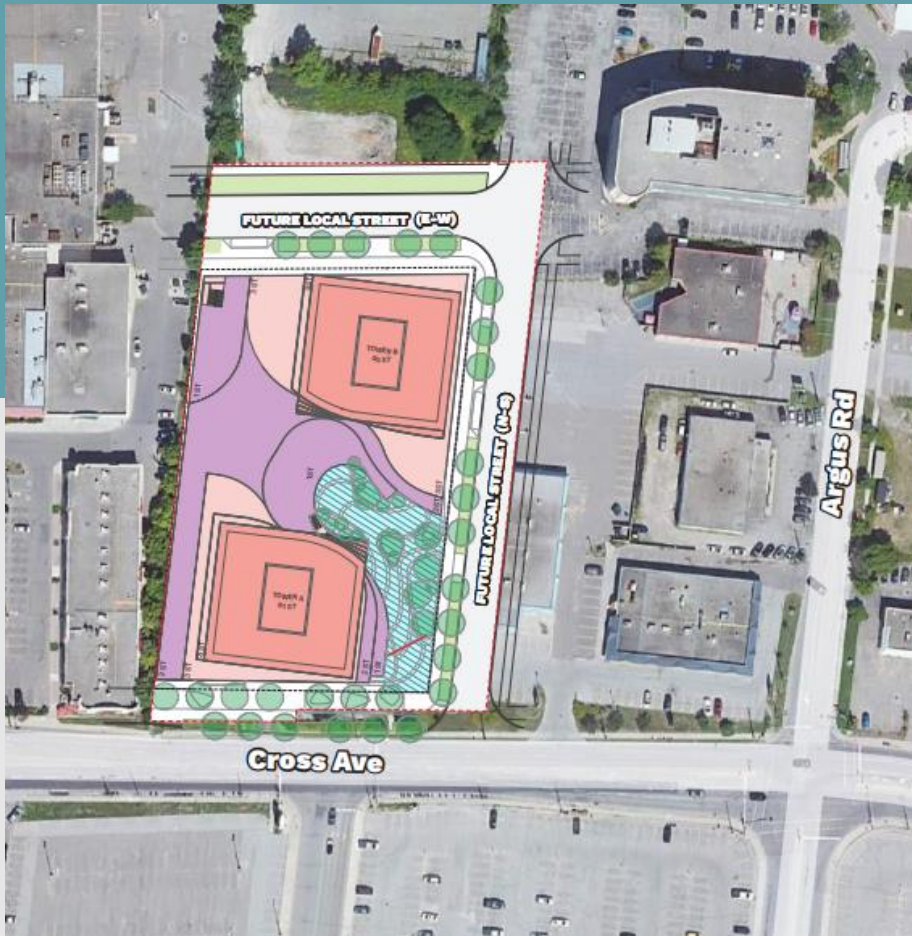
Who has given Distrikt the idea that they can apply for towers of this magnitude and density – is it the province, the town, the region or a combination thereof, or is it the town planning staff in consultation with the developer?

OCA believes that Midtown and this Application is like a “Field of Dreams.”

Problem: just because it is built does not mean they will come.



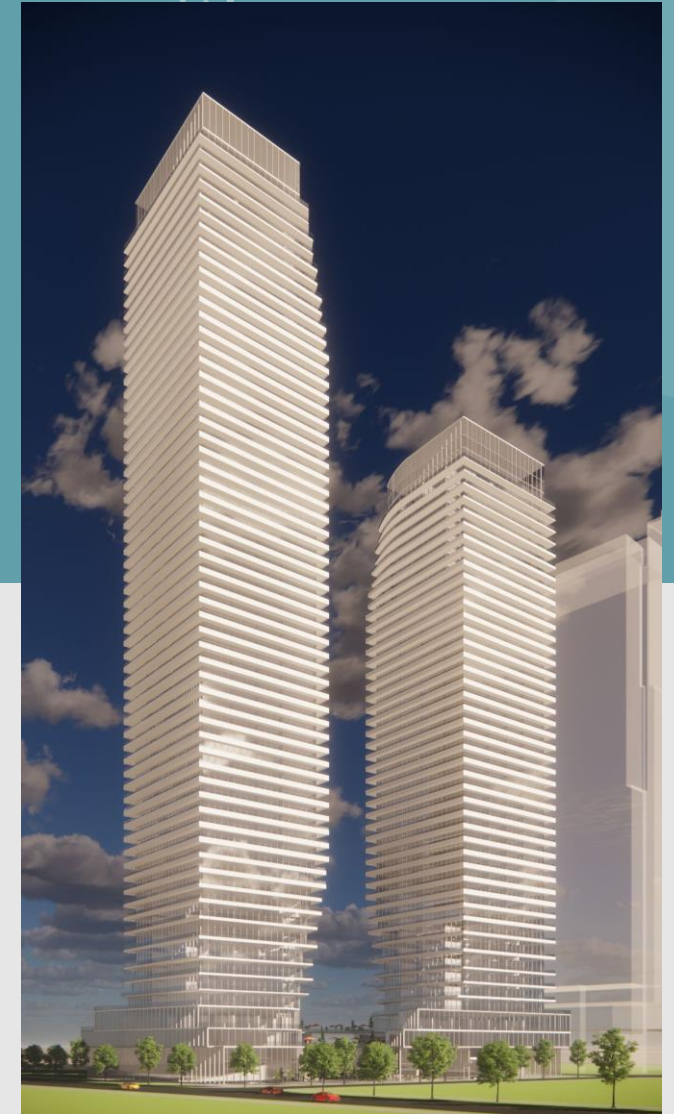
SMALL SITE – 0.96 HECTARE SITE (2.37 ACRES)



VERY HIGH DENSITY – ESTIMATED 2000 RESIDENTS IN LESS THAN A HECTARE

THE APPLICATION IS MAXIMIZING RATHER THAN OPTIMIZING Not consistent with the Land Tribunal

After



Before



OPTIMIZE OR MAXIMIZE?

**Optimize – make the best or most effective use of a situation
– is about return on investment seeking results relative to the
investment required**

**Maximize – make as large or great as possible – is about raw
return, about getting maximum revenues and profits**

REMINDER OPTIMIZATION PREFERRED OVER MAXIMIZATION

OPTIMIZE OR MAXIMIZE?

**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,

RECENT LAND TRIBUNAL DECISION

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

[109] The Tribunal finds that the Applications seek to maximize the location of the Subject Property but fail to address other important land use planning considerations. This is a case where the Appellant is attempting to maximize, rather than optimize, the Subject Property. The Tribunal agrees with the Appellant that the Subject Property can support a building, this is but one consideration in the assessment of a development application. There are other important factors which must also be considered, including but not limited to, the size of the lot, the existing context of the entire area and the planned context. In this regard, the Proposed Development is too ambitious for the Subject Property.

RECENT LAND TRIBUNAL DECISION

OPTIMIZE OR MAXIMIZE?

Fengate Liuna Gardens Holdings LP v Hamilton (City), 2024 CanLII 33117 (ON LT) dated April 10, 2024

[91] Counsel for the Applicant submitted that the proposal is not an attempt to maximize development of the Subject Property, given revisions which resulted in a reduced unit count. Notwithstanding the reduced unit count, the Tribunal considers the proposal overly ambitious, attempting to maximize, rather than optimize development and introducing too great a change in built form and an inappropriate level of intensification into the heart of Winona North. The result would be an abrupt transformation of this low-rise, low-density suburban neighbourhood into a high-density urban environment with built forms that do not exist in harmony but, rather, compete visually and functionally with the existing built form and character. For this reason, the proposal cannot be considered to be compatible with this particular neighbourhood and is better suited to Node and Corridor areas, which are contemplated to experience greater built form changes and accommodate greater densities.

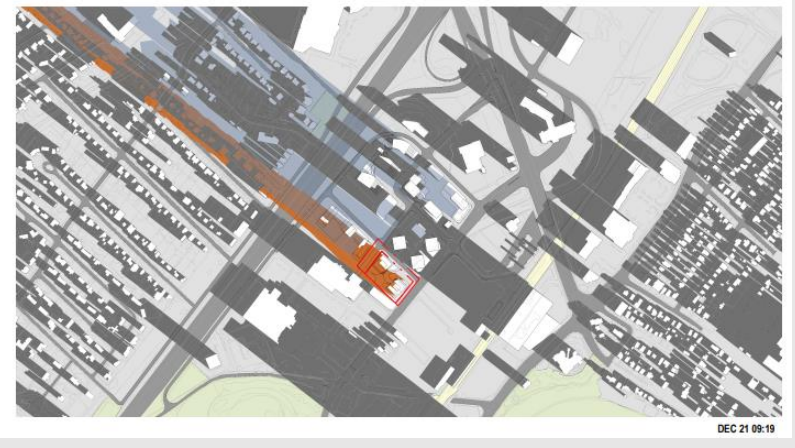
[92] Based upon the foregoing, the Tribunal finds the proposed planning instruments, and the development they would ultimately permit, are not representative of good planning and do not meet the requisite legislative tests of consistency and conformity.

ORDER

[93] The Tribunal orders that the appeals are dismissed.

OTHER ISSUES WITH THIS APPLICATION

SHADOWS



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SHADOWS



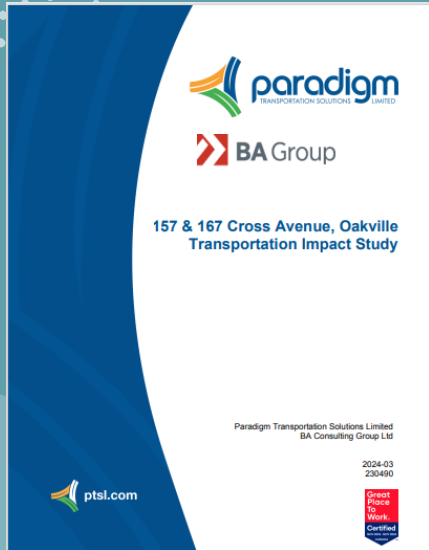
OTHER ISSUES WITH THIS APPLICATION - PARKING

599 spaces for 1,198 residential units

- **Town of Oakville's Zoning By-law 2014-014 would result in a minimum requirement of 1,404 spaces (984 residential, 240 visitor, and 180 non-residential). This results in a residential parking requirement of 0.82 spaces per unit.**
- **Reduced parking standards have been proposed which would result in a minimum requirement of 819 total parking spaces to meet the needs of the Project. This includes 599 resident parking spaces (effective parking supply of 0.50 parking spaces per unit).**



OTHER ISSUES WITH THIS APPLICATION - TRAFFIC



- Will generate approximately 340 new vehicle trips during the weekday AM peak hour and 401 new vehicle trips during the weekday PM peak hour.
- It is acknowledged that deficiencies currently exist at specific locations, primarily along the Trafalgar Road corridor within the study area. They can be expected to persist in the future with anticipated growth in traffic, independent of the development.

- For clarification, delays along the Trafalgar Road corridor (external study area intersections) have been documented as a foreseeable issue
- With recommended improvements there will be some relief to operational issues, but capacity constraints will persist for the overall transportation network.
- Further remedial measures to improve intersection capacity are not likely to be implemented

OTHER ISSUES WITH THIS APPLICATION - TRAFFIC

WORTH REPEATING: “They can be expected to persist in the future with anticipated growth in traffic, independent of the development”.



OCA CANNOT SUPPORT THIS APPLICATION

THE PUBLIC HAVE SAID NO



OCA CANNOT SUPPORT THIS APPLICATION

ACCUMULATION: TOO MUCH

Over 6,300 residential units

157 and 165 Cross Avenue
2 towers – 46 and 61 storeys
in height - total 1,198
residential units



166 South Service Road East – 3
towers - 44, 50 and 58 storeys in
height – 1606 residential units



590 Argus Road – 3 towers - 44, 50 and
58 storeys in height – 1750 residential
units

217 to 277 Cross Avenue and 571 to
595 Argus Avenue – 3 towers – 44, 49
and 58-storeys in height – 1748
residential units

OCA CANNOT SUPPORT THIS APPLICATION

TALLEST BUILDINGS IN CANADIAN CITIES

City	Population	Tallest Building in floors
Vancouver	662,248 and 2,642,845 in Greater Vancouver area	63
Victoria, BC	398,000	25
Calgary, AB	1,665,000	58
Edmonton, AB	1,281,073	66
Regina, SK	271,537	25
Saskatoon, SK	290,550	36
Winnipeg, MB	777,436	42
Toronto, ON	2,928,879	72 (CN Tower excluded)
Mississauga, ON	804,872	62
Brampton, ON	707,127	42 pending
Hamilton, ON	565,225	43
Ottawa, ON	1,021,765	45
Montreal, QC	1,800,000	52
Quebec City, QC	851,000	33
Halifax, NS	424,916	34
Oakville, ON	239,987	64 with podium

10 TALLEST BUILDINGS IN ONTARIO

City	Building	Number of Floors
Toronto	CN Tower	147
Toronto	Aura	80
Toronto	First Canadian Place	78
Toronto	Scotia Plaza	68
Toronto	The St. Regis	59
Toronto	88 Scott	58
Niagara Falls	Hilton Niagara Falls Tower 2	58
Toronto	Commerce Court West	57
Toronto	Toronto Dominion Tower	56
Mississauga	Absolute World South	56

It is not reasonable for Oakville to have a 61 storey building in Midtown. To put it into perspective, see the table depicts other Canadian Cities with greater population than Oakville, but their tallest building has less floors than what is proposed, excluding Toronto. In addition, the other table depicts the ten tallest buildings in Ontario, and it appears that Oakville will be in the top five if the current application is allowed.

MIRROR MIDTOWN AFTER COPENHAGEN

Not being considered with this Application. WHY NOT?



High density is achievable without high-rise buildings

REMINDER - MIDTOWN HAS MANY ISSUES

- 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
- 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



Sincerely,

OCA Board of Directors