

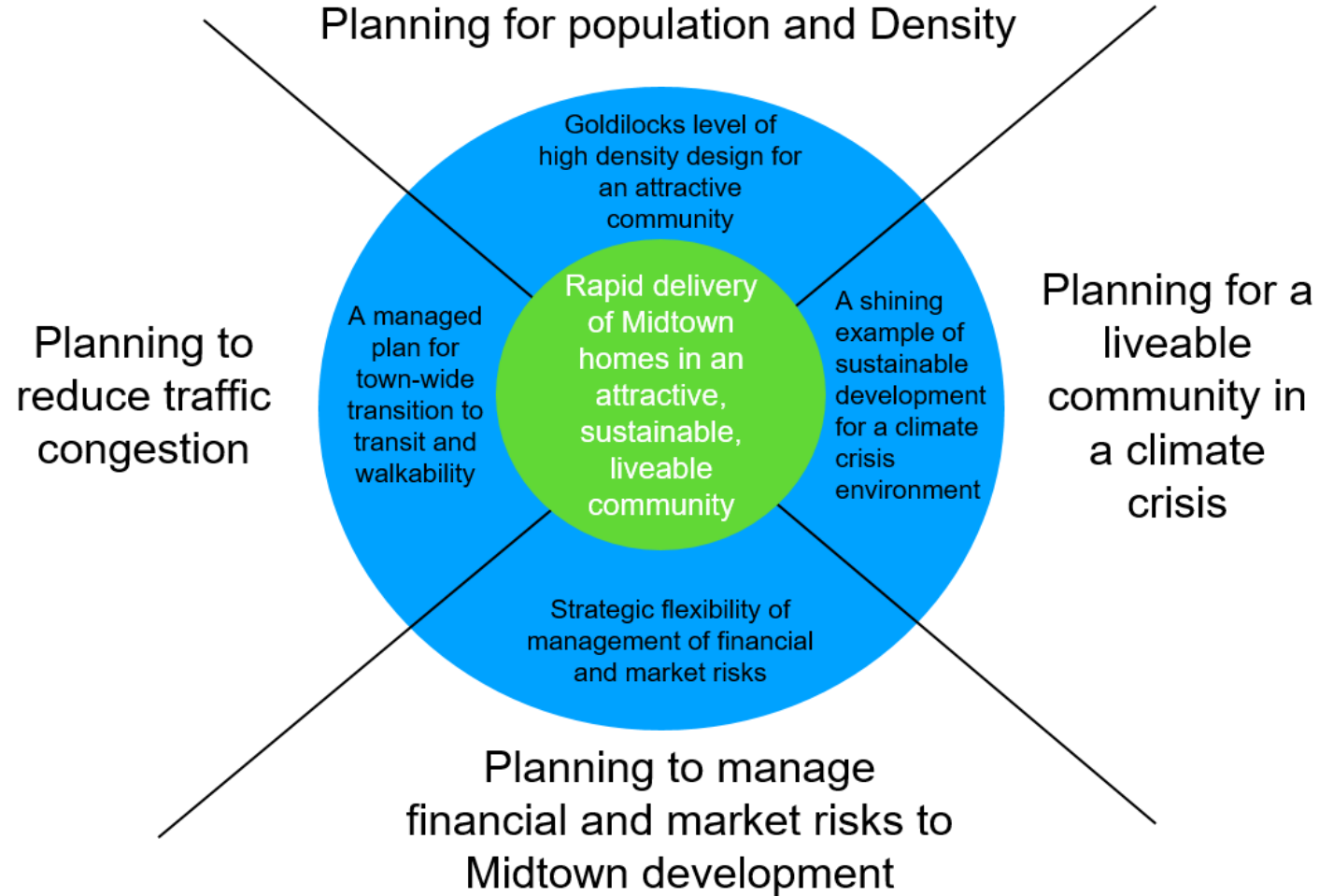
# Midtown Oakville

## Population Density Review

Oakville Council Presentation June 3, 2024

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TCRA / JRAM

*Today's presentation will speak to population and build density in Midtown.*



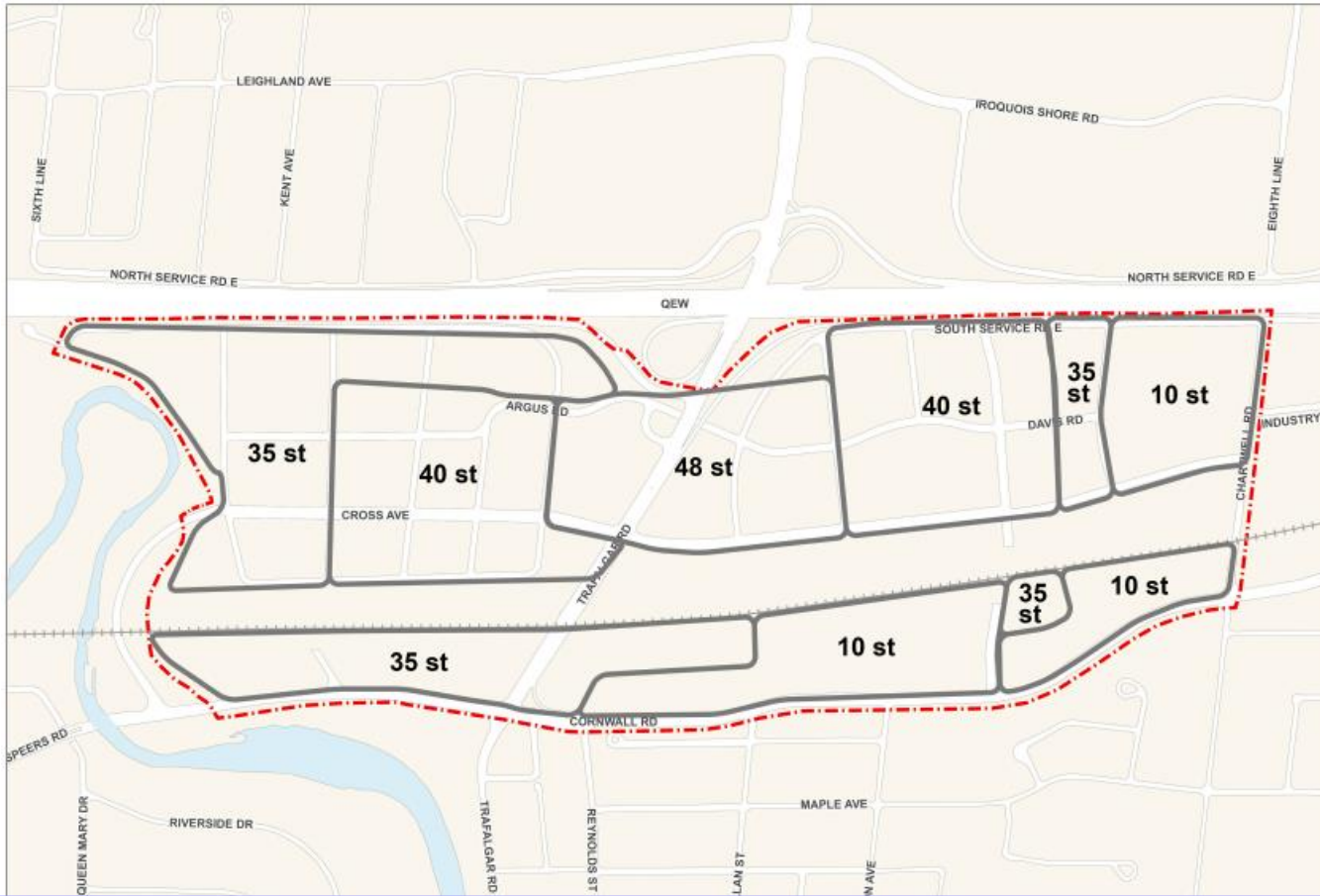
***We would like to see Midtown developed as a balanced, livable, environmentally responsible community that fits well with the rest of Oakville. This requires many aspects of Planning to be coordinated.***

Population is the primary influencer for:

- Environmental responsibility
- Housing options
- Transportation load
- Service requirements
- general livability



*The population targets for Midtown are the single most important Planning parameter.*



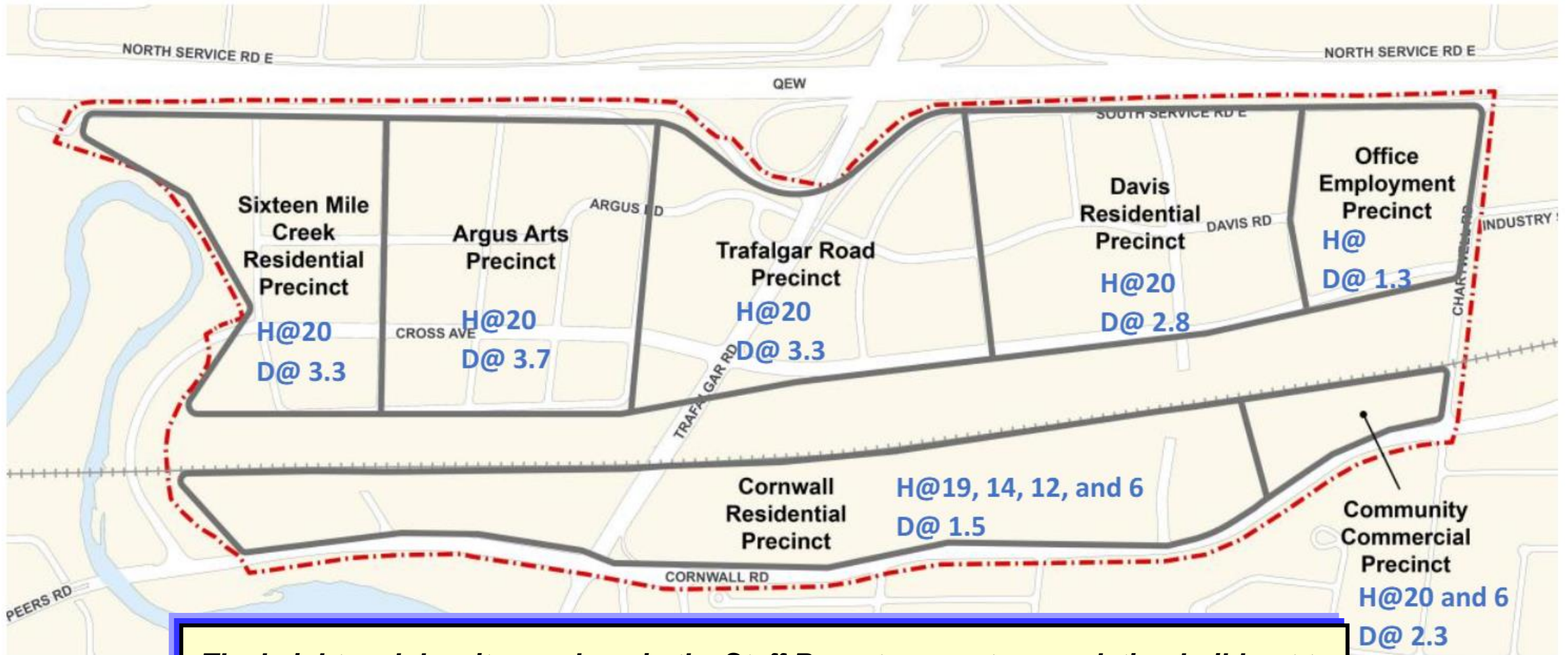
***The April version of the OPA indicated maximum building heights, but no population targets or FSI build density.***

***We were back to the possibility of a population over 100,000! This is where we started a year ago!***



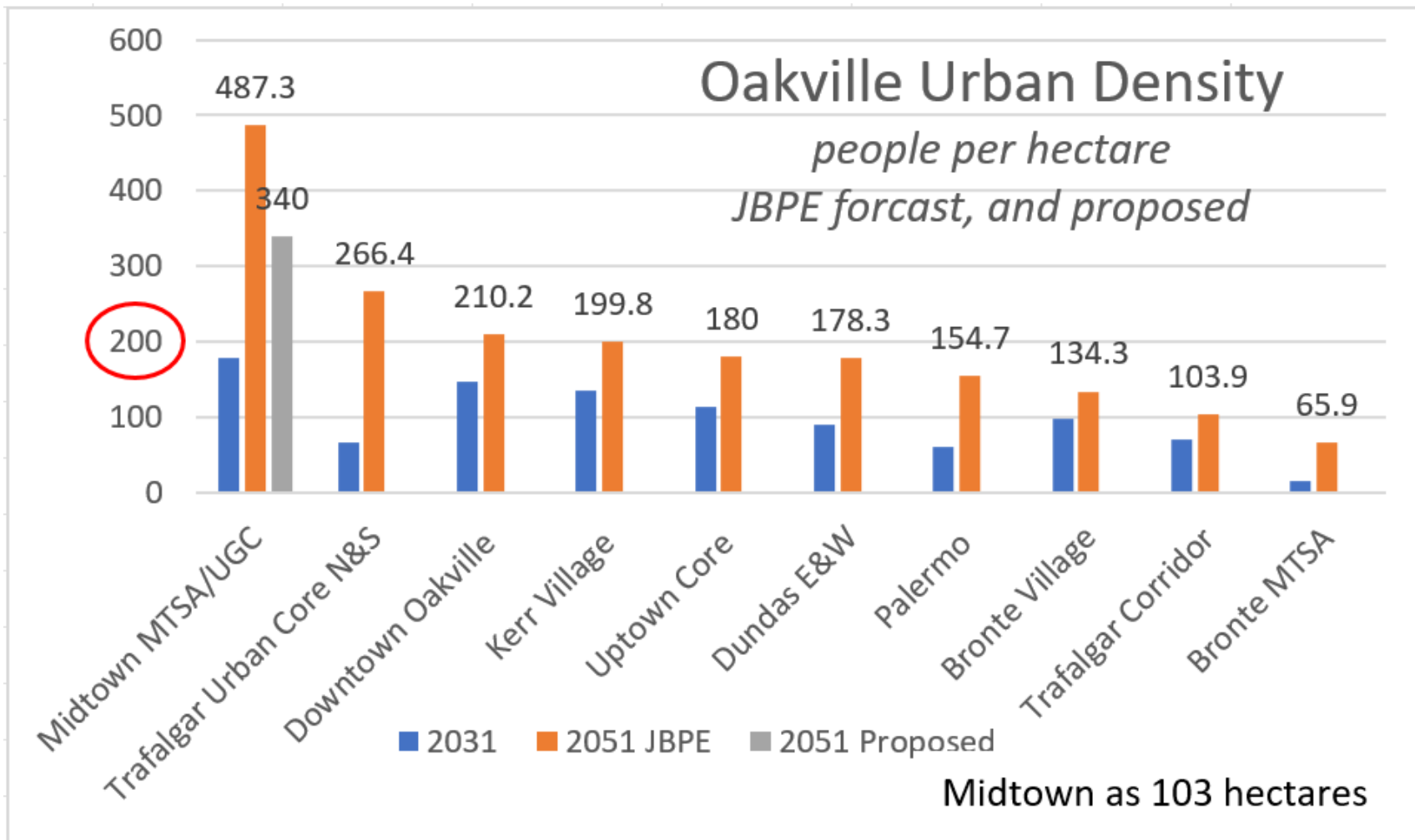


***The previous proposal got a haircut! We are hoping for a new concept based on the reduced population figures.***



*The height and density numbers in the Staff Report support a population build out to 35,000 residents and jobs. This is a welcome step forward, which we have heard much positive feedback on.*

*We would suggest a broader mix of densities; for example highest density around the GO station, and medium density areas that support alternate built forms.*



***With the proposed 35,000 population target, the population allocation to Midtown continues to exceed other Oakville growth nodes.***

***The Provincial mandate is for a minimum of 200 people per hectare by 2031.***



**43 hectares**  
(or ~40% of the GROSS 103 ha)



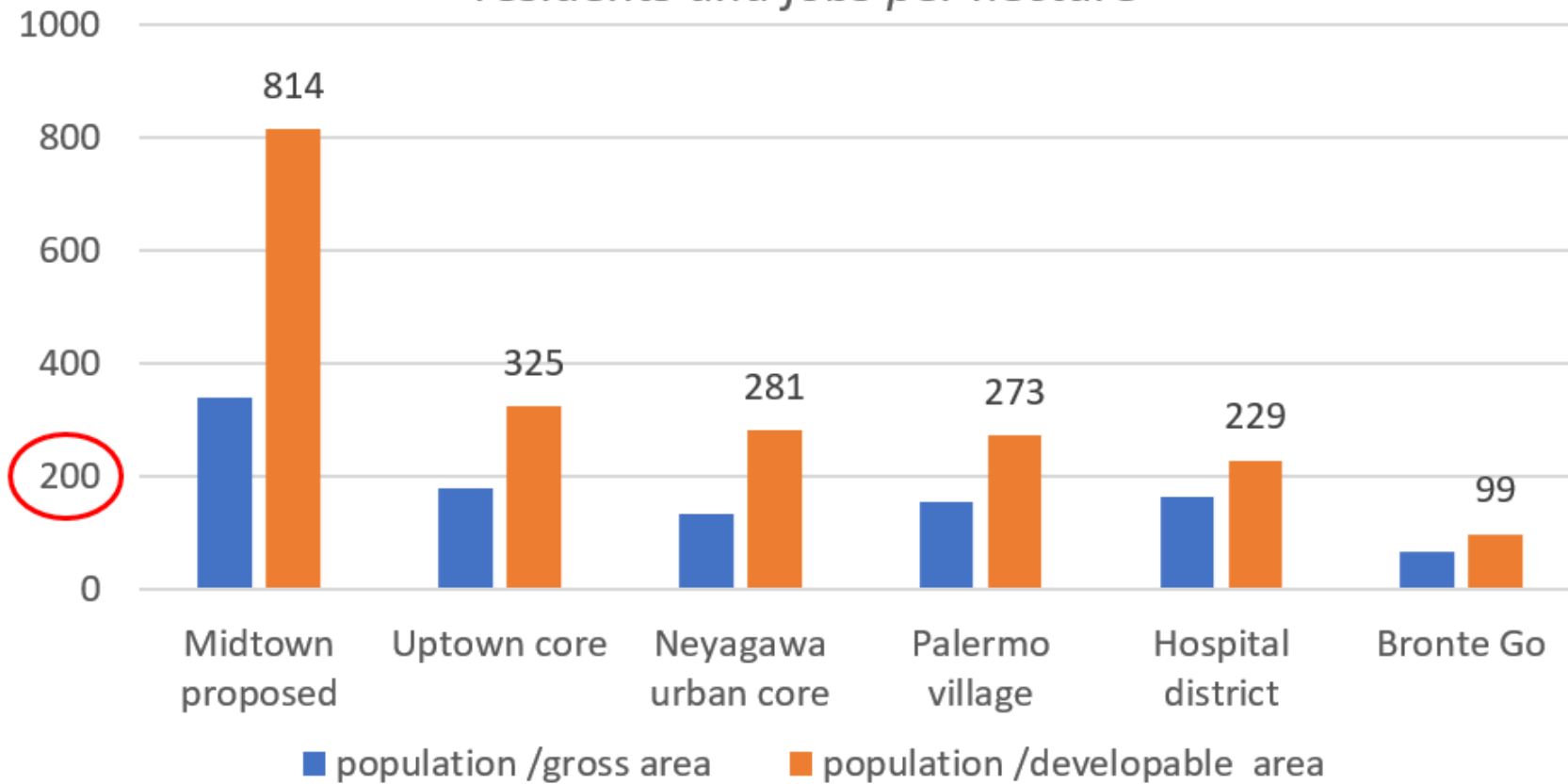
***Midtown is a very challenging site.***

- ***Only 43 of the 103 hectares are developable.***
- ***Transportation gridlock is already an issue; Trafalgar road is the only way in and out north and south, accessing the GO station.***
- ***The Transportation study shows limited solutions to this challenge***



## Oakville Population Density 2051

*residents and jobs per hectare*



***When considering developable area of the growth nodes, Midtown at the proposed 35,000 is close to triple the density of the other nodes.***

***The Province have not mandated outrageous population targets.***

***Legislated is a 200 person per hectare minimum for 2031, and ambitious growth targets for Oakville to 2051, to be allocated across all areas by Regional and Town Planners.***

***The excessive Midtown density is a Made-in-Oakville problem, and needs to be solved in Oakville.***

	Town Population + Jobs	Midtown Populatio n + Jobs	Total Midtown
ROPA49	349,990 + 181,120		35,000
JBPE	442,941 + 212,116	32,472 + 17268	49,740

The Joint Best Planning Estimate process, JBPE, is a recently developed process which is on a learning curve. JBPE estimates include developer proposals, which then become self fulfilling. JBPE estimates are not targets, and have not been approved by Council.

ROPA49 targets, approved by the Province in November 2022, are the legislated requirements mandated to Oakville. The requested 2051 Midtown population figure of 35,000 is in alignment with the ROPA49 mandate.



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JBPE	442,941 + 212,116	32,472 + 17268	49,740

The Staff Report suggests that the 15,000 reduction in Midtown will have to be allocated to other growth areas.

This is misleading! The 35,000 number is proportional to the ROPA49 target.

## Summary:

The proposed population density for Midtown remains very high, relative to the other growth nodes.

We understand that this may be the compromise necessary to satisfy all parties, including the Province.

Oakville needs an updated Official Plan. It is time to move forward.

*The Ward 3 Residents Associations support the Council petition that a new OPA concept be developed around a population density of 35,000 residents and jobs.*

*We wish to thank Council for taking this direction.*