



Trafalgar Chartwell Residents' Association
advocating for our community



CHARTWELL-MAPLE GROVE
RESIDENTS ASSOCIATION

OLRA
Oakville Lakeside Residents Association

JOSHUA CREEK
Residents' Association

JOINT RESIDENTS ASSOCIATION FOR MIDTOWN (JRAM)

Introduction

Comments on Staff Report

Presentations from JRAM member Associations on the following
areas:

Growth Planning | Environment | Transportation | Finance and Risks

STAFF REPORT | GROWTH NODES

Table 1

Growth Area	Oakville Urban Structure	Land area			Halton OP	Min Res & Jobs	JPBE by 2051				JBPE R&J /ha (gross area) by 2051	JBPE R&J / ha (net area) by 2051	
		Gross - hectares	Net	Net as % of gross			Min Density target	R-J ratio	Combined	Residents			Jobs
Neyagawa urban core	Node	89.7	42.5	47.4	160	85 - 16	14351	11938	10500	1438	88 - 12	133	281
Hospital district	Node	74	53.5	72.3	160	40 - 60	11833	12259	4062	8197	33 - 67	166	229
Palermo village	Proposed regional transit node	161.6	91.6	56.7	160	85 - 15	25863	24999	19621	5378	78 - 22	155	273
Uptown core	Regional transit node	114.9	63.7	55.4	160	85 - 65	18386	20685	14404	6281	70 - 30	180	325
Bronte Go	Major transit station area, Regional Transit node	156.2	104.1	66.6	160	40 - 60	24986	10293	4555	5738	44 - 56	66	99
Midtown	Urban growth centre, Major transit station area, Regional Transit node	103	43	41.7	200 by 2031	65 - 35	20600 (by 2031)	50466	32468	17998	64 - 36	490	1174
Midtown - Petition proposal	Urban growth centre, Major transit station area, Regional Transit node	103	43	41.7	200 by 2031	65 - 35	20600 (by 2031)	35000	22400	12600	64 - 36	340	814

STAFF REPORT | COMMENTS

STAFF REPORT:

Development of tall buildings is required in order to meet overall density requirements

The concept 35,000 Residents and Jobs within Midtown is for discussion purposes only

A cap to growth in Midtown would require shifting 15,500 residents and jobs from Midtown to other locations in the town - in order to achieve Joint Best Planning Estimate

COMMENTS:

Density was previously set based on questionable numbers. Studies show that tall buildings are less efficient in delivering density.

35,000 Residents and Jobs has received wide public support and can deliver a successful livable Midtown

JBPE are stacked over and above ROPA requirements town-wide by over 90,000 Residents and Jobs

JBPE was not approved by Council

15,500 can be accommodated in South Oakville via 3-4 storeys over retail; Bronte GO and Gentle Densification

We believe strongly that there should be no reason or requirement to redirect people & jobs to North Oakville growth nodes.

THE OPPORTUNITY



Vision

A vibrant and livable community for all.



Mission

Serving the community in a responsible, inclusive way, dedicated to building environmental, social, and economic sustainability.



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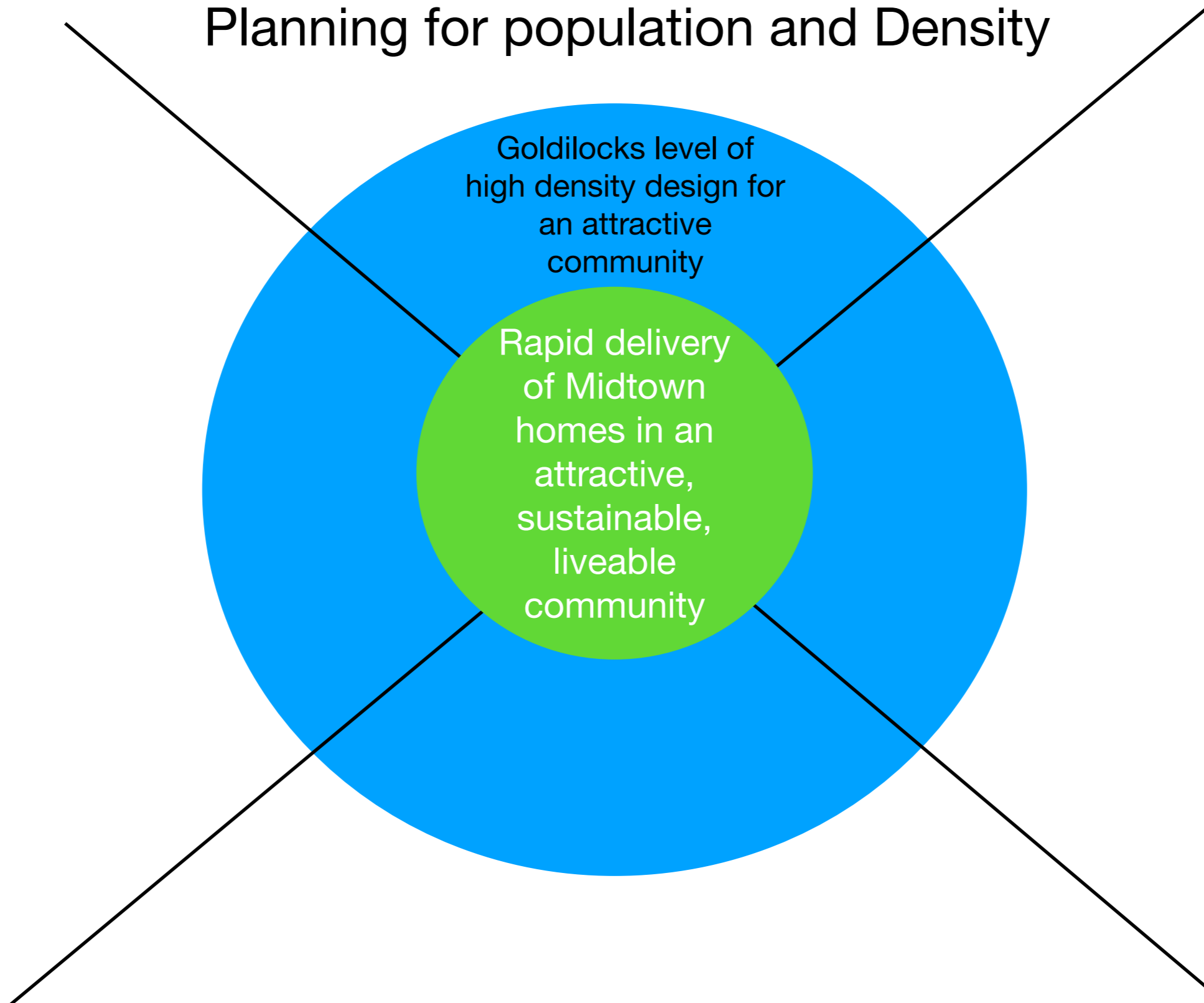
JOSHUA CREEK
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A central diagram consisting of a green circle with white text inside. Four black lines radiate from the circle towards the corners of the page, forming an 'X' shape.

Rapid delivery
of Midtown
homes in an
attractive,
sustainable,
liveable
community

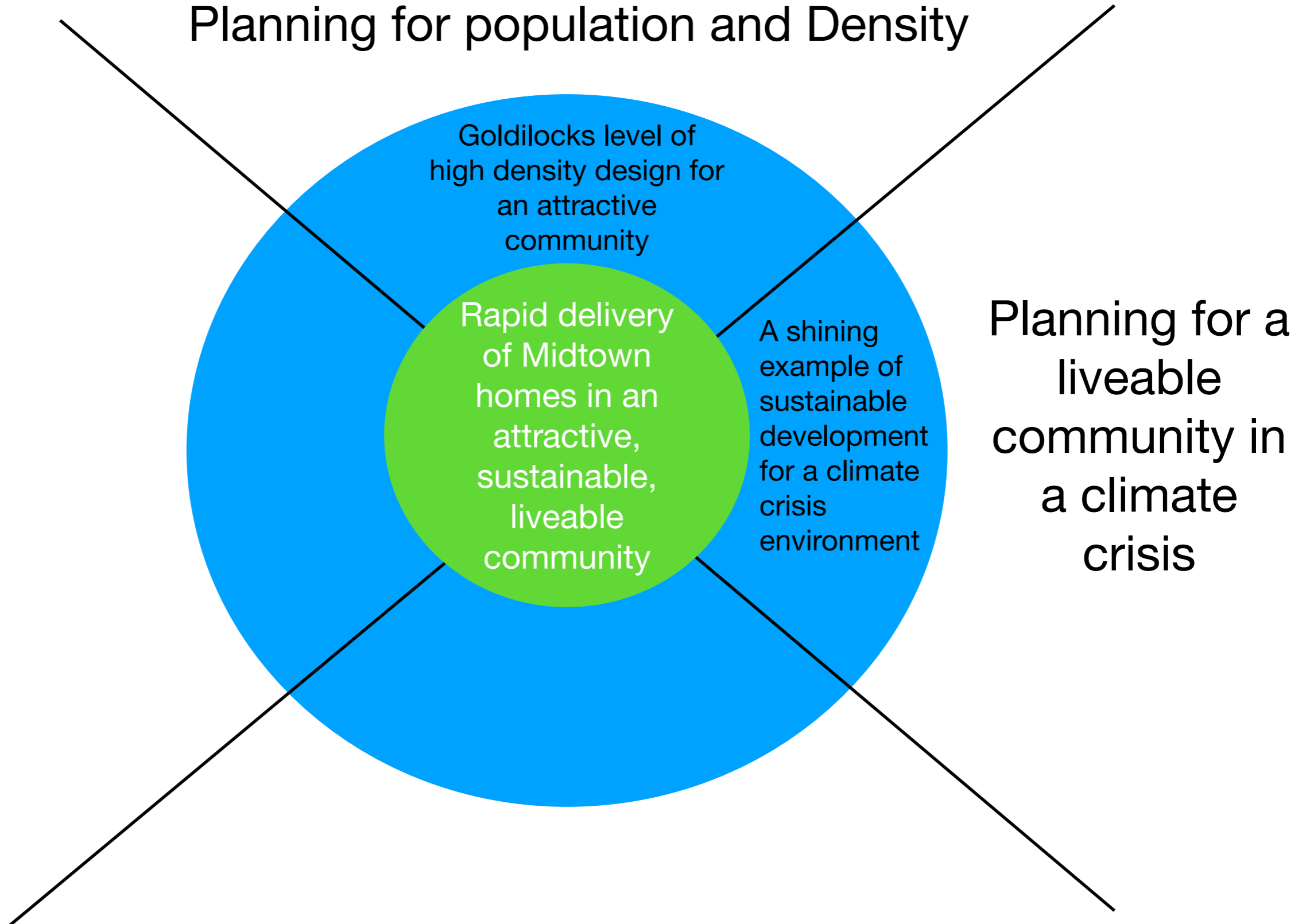


Planning for population and Density





Planning for population and Density





Planning for population and Density

Goldilocks level of high density design for an attractive community

Rapid delivery of Midtown homes in an attractive, sustainable, liveable community

A shining example of sustainable development for a climate crisis environment

A managed plan for town-wide transition to transit and walkability

Planning to reduce traffic congestion

Planning for a liveable community in a climate crisis



Planning for population and Density

Goldilocks level of high density design for an attractive community

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Planning for a liveable community in a climate crisis

A managed plan for town-wide transition to transit and walkability

Planning to reduce traffic congestion

Strategic flexibility of management of financial and market risks

Planning to manage financial and market risks to Midtown development