



Trafalgar Chartwell Residents' Association
advocating for our community



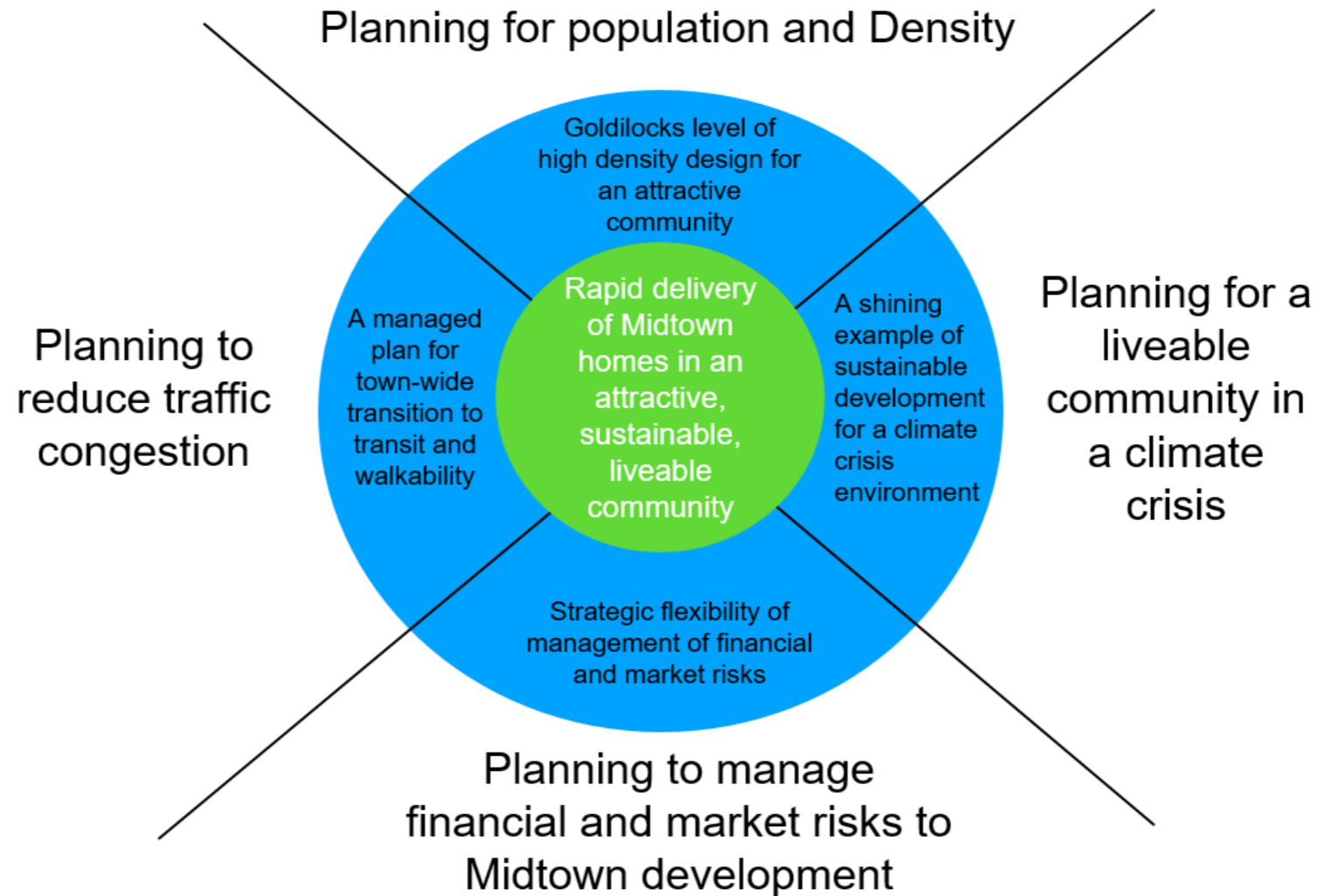
CHARTWELL-MAPLE GROVE
RESIDENTS ASSOCIATION



OLRA
Oakville Lakeside Residents Association



JOSHUA CREEK
Residents' Association



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.

The Transformational Impact Of Remote And Hybrid Work

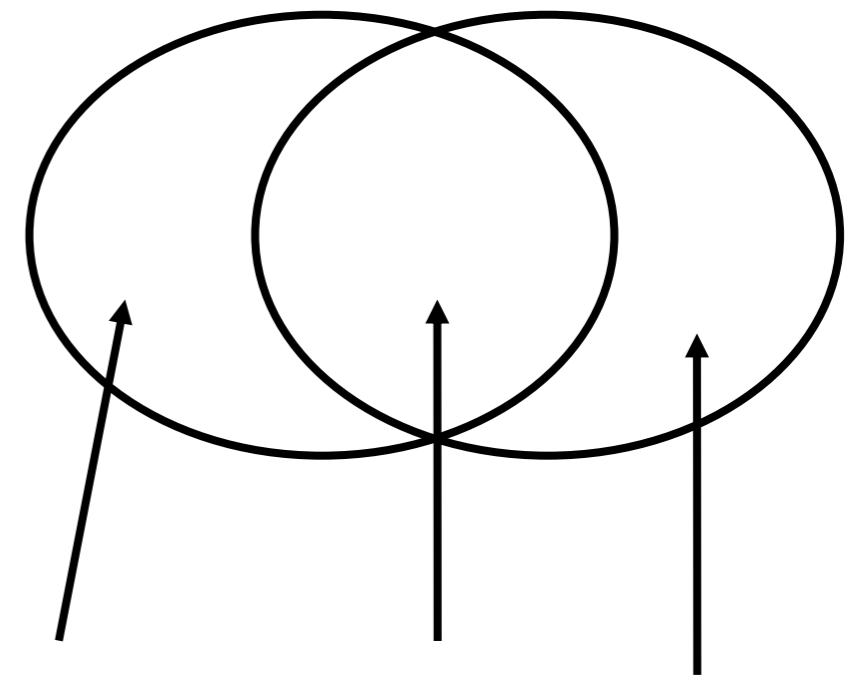
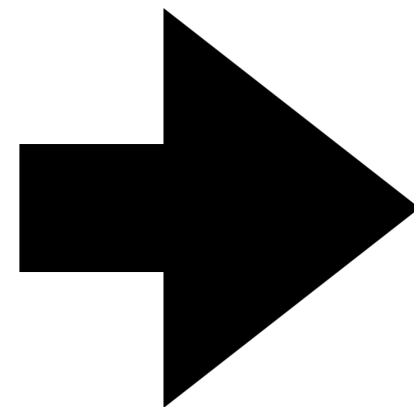
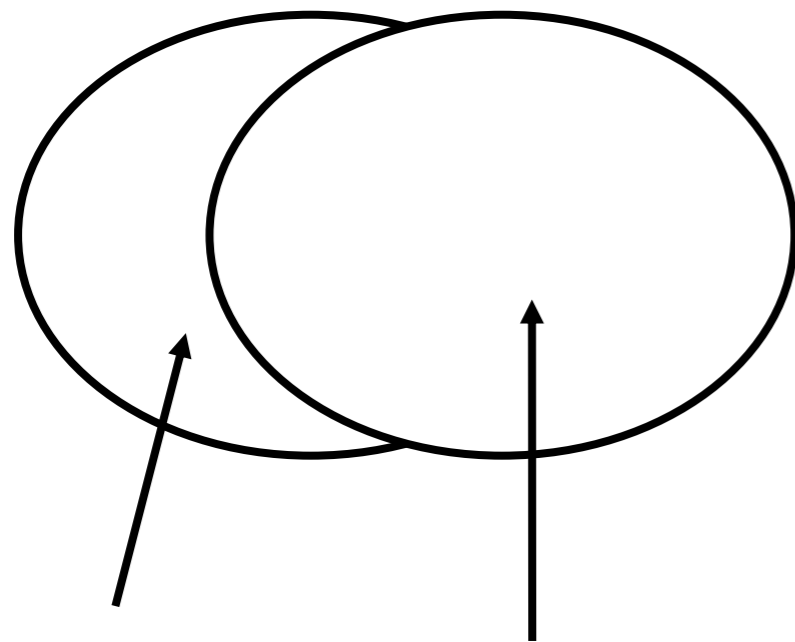
Jim Goodfellow CMGRA

June 3, 2024

The Transformation Of Office Work

Old
Paradigm

New
Paradigm



Remote

In Person

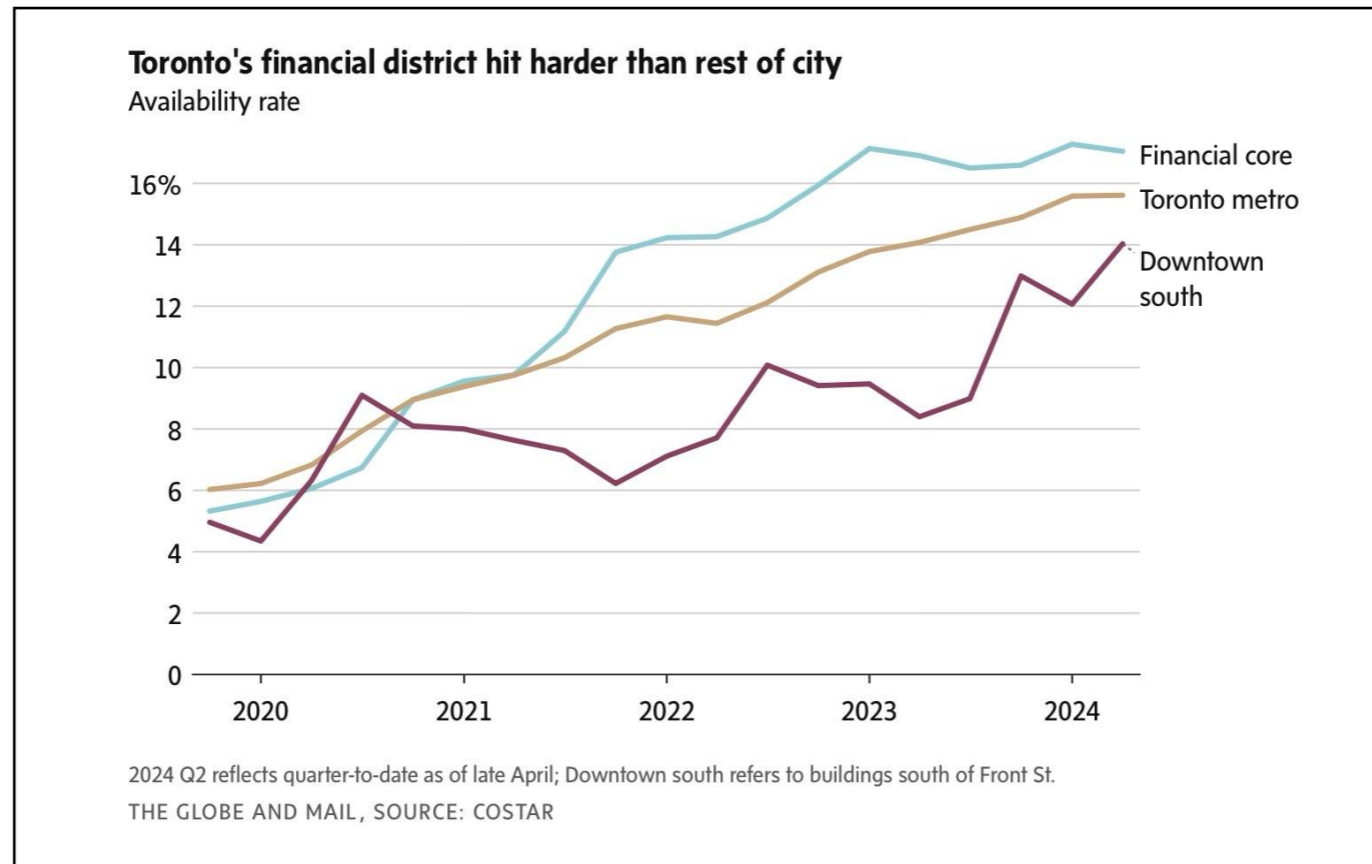
Remote

Hybrid

In Person

“Real estate in the world’s superstar cities has not kept up with shifts in behavior caused by the pandemic. The cities’ vibrancy is at risk, and they will have to adapt.” McKinsey, Empty spaces and hybrid places

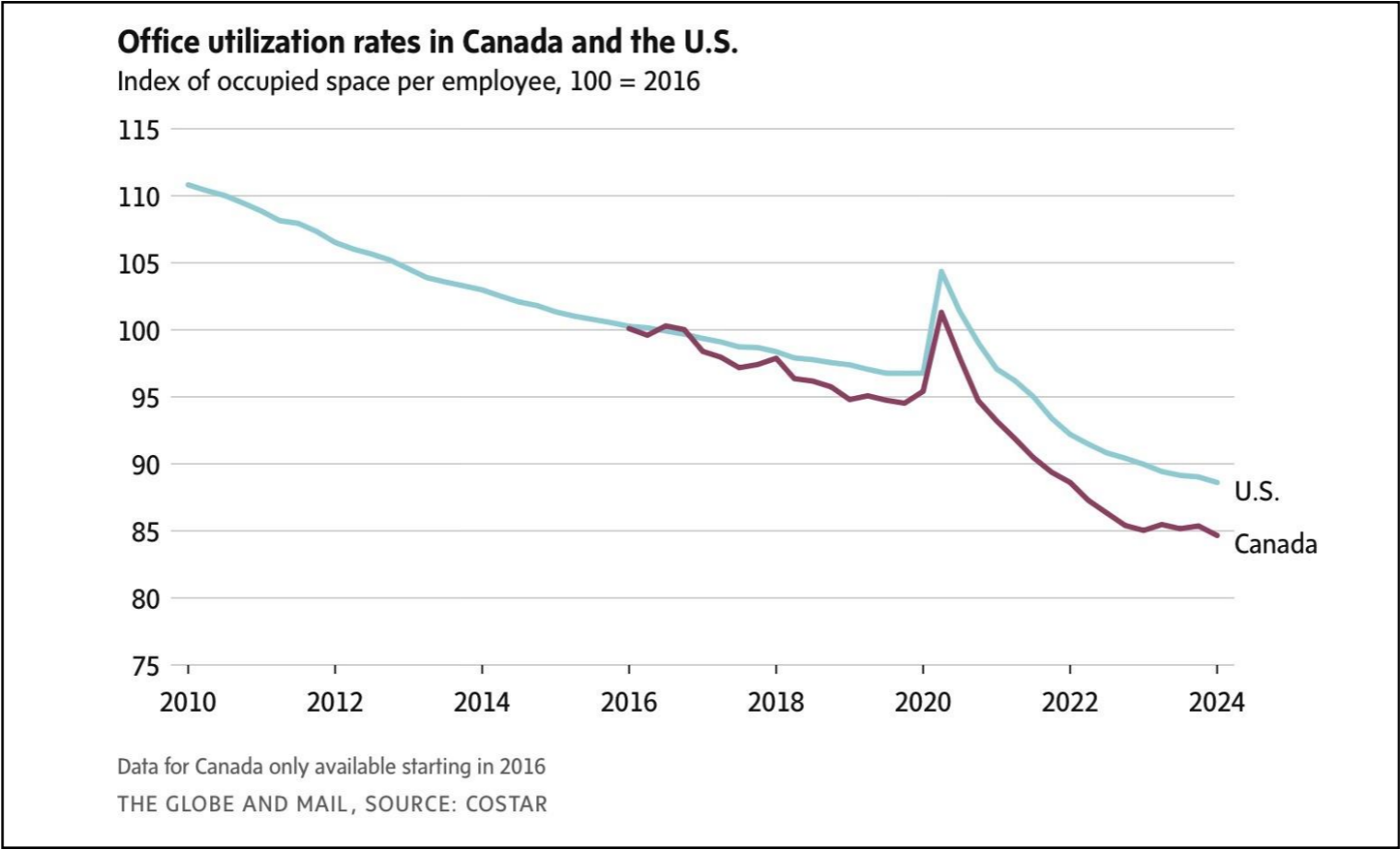
Impact On Commercial Real Estate



- *Today, Toronto is one of the few Canadian cities where office vacancies are still on the rise. The percentage of space available to lease in the financial district was 17 per cent as of late April, according to CoStar, higher than the city as well as the rest of the country.*

SOURCE, "LOST IN SPACE", JASON KIRBY, RACHELLE YOUNGLAI AND JAMES BRADSHAW, THE GLOBE AND MAIL, MAY 4, 2024

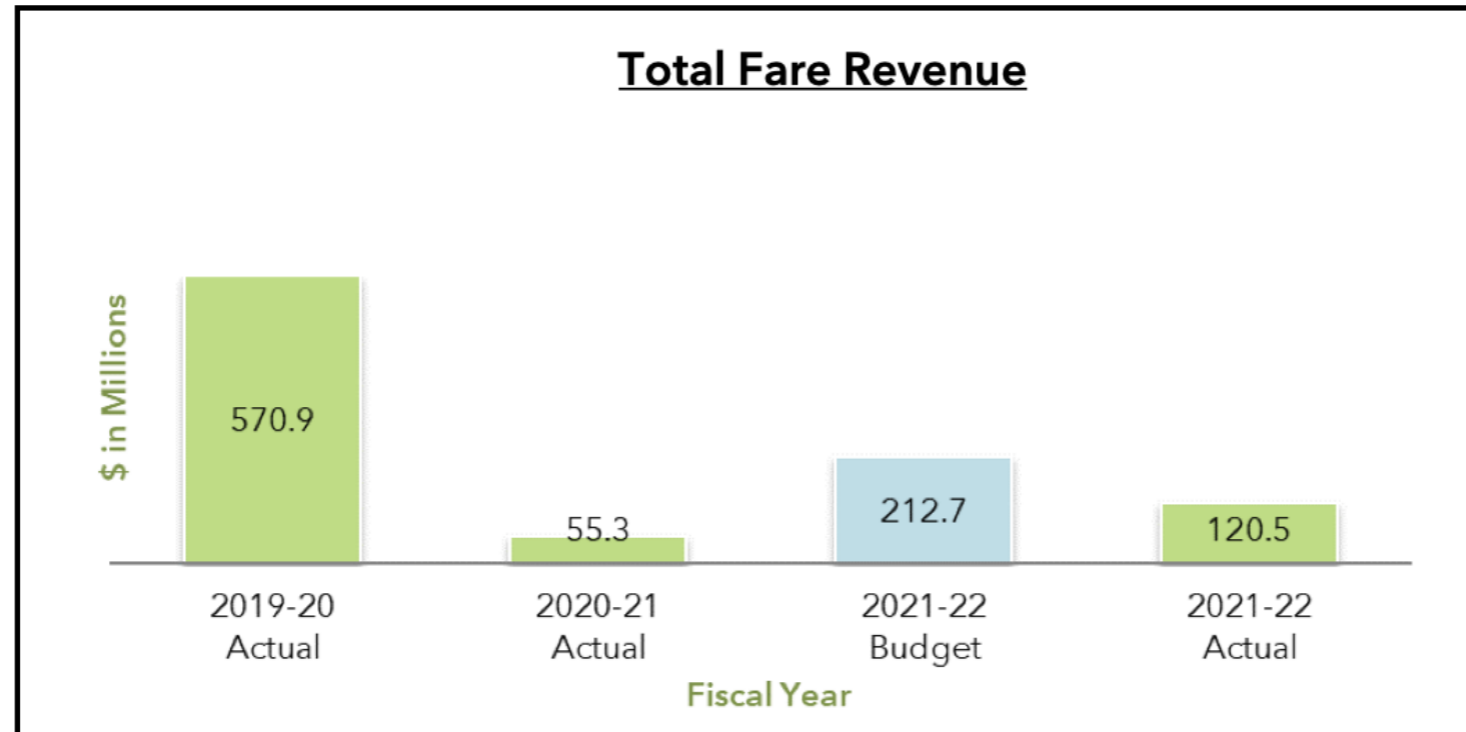
The World Of Office Work Started Changing Before The Pandemic



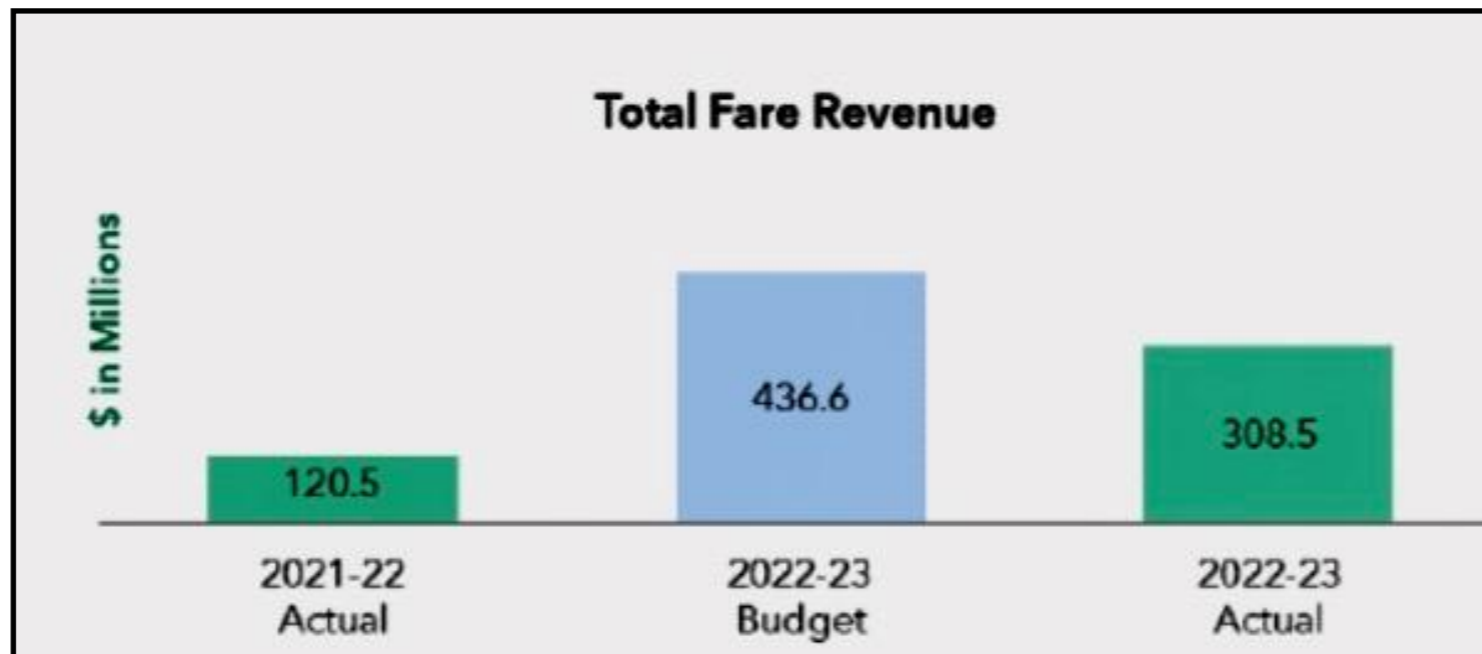
SOURCE, "LOST IN SPACE", JASON KIRBY, RACHELLE YOUNGLAI AND JAMES BRADSHAW, THE GLOBE AND MAIL, MAY 4, 2024

Impact On Commuters

Metrolinx 2022 Annual Report



Metrolinx 2023 Annual Report



Impact on Downtown Retail

- *“The return of foot traffic to downtown appears stalled. The share of employees in Toronto’s financial core has been stuck at about 60 per cent of prepandemic occupancy since early February, according to consulting group Strategic Regional Research Alliance.”*
- *“The peak day is Wednesday at 70 per cent and the lowest is Friday at 37 per cent.”*

SOURCE, “LOST IN SPACE”, JASON KIRBY, RACHELLE YOUNGLAI AND JAMES BRADSHAW, THE GLOBE AND MAIL, MAY 4, 2024

Transformational Impact Of Hybrid Work Extends Far Beyond The Urban Core

- The hybrid work model is transforming urban core economics and its raison d'être
- Traditional “downtown work” (knowledge work) is now being distributed throughout the GTA and will change suburban economics.
- Transformation drivers - technology, changing demographics and behaviours, win win solutions
- Distinction between people and jobs, residential and employment areas, is getting blurred
- Livable and sustainable communities must be hybrid places
- Communities designed for livability and sustainability that support remote and hybrid work will prosper.



- *“what people are doing downtown is different. It used to be live, work and play.”*
- *“Now it’s live and play. The work can be done elsewhere.”*

SOURCE, “LOST IN SPACE”, JASON KIRBY, RACHELLE YOUNGLAI AND JAMES BRADSHAW, THE GLOBE AND MAIL, MAY 4, 2024

The New OPA Must Address The Transformational Impact Of Hybrid Work On Housing Needs

- *“At the March 18, 2024 Planning and Development Council meeting Council directed staff to investigate and, if deemed appropriate, implement inclusionary zoning within protected major transit station areas (PMTSA) such as Midtown Oakville.”*
- *“Part of that investigation requires undertaking a Housing Needs Assessment (HNA).”*
- Should this HNA also address the transformational impact of remote and hybrid work models on Oakville neighbourhoods including Midtown?

Concluding Thoughts Go Oilers!

- Fully support Council's Petition
- However, turning Council's Petition into a new concept, and then a new OPA, is not a formulaic or mechanical exercise
- Great opportunity for creativity and innovation ... carpe diem
- The housing crisis is real, but...
- Building tall residential towers in existing transit hubs, with 2/3 one bedroom units, designed to supply the downtown core is "where the puck has been".



"Skate to where the puck is going to be, not where it has been." Walter Gretzky

Some Observations On The Joint Best Practice Estimares (JBPE)

Jim Goodfellow CMGRA

June 3, 2024

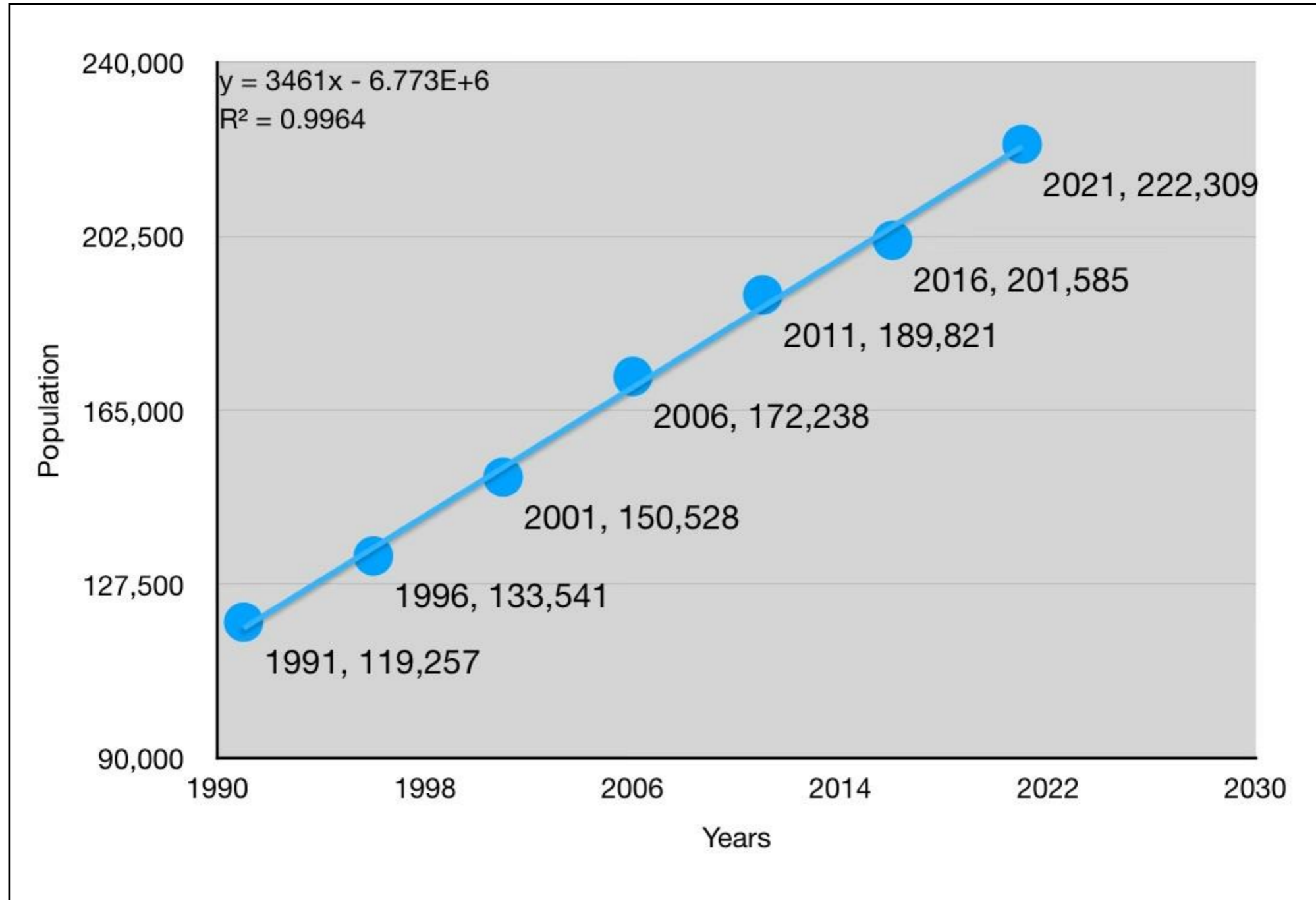
Joint Best Practice Estimates (JBPE)

- New process with major changes from old process. No assessment as yet of it's estimation effectiveness.
- JBPE is described as an estimate not a target, but it is now being used as an allocation commitment

“any change to JBPEs from one traffic zone or small geographic unit will require changes to others to ensure that the total forecasted growth is planned for, and that each municipality is meeting its requirements to accommodate allocated growth” Staff report Page 4
- Estimation methodology is not clear and appears very judgemental
- Estimation bias - *“It is vital to avoid underestimating the growth being anticipated as this jeopardizes the ability for Halton Region and the local municipalities to finance the hard and soft infrastructure to support the growth that is coming. Neil Garbe Memo Aril 2024*
- Data used includes active development applications that are proposing building heights of 27 – 61 storeys, some of which are now with the Ontario Land Tribunal. Staff report Page 7
- Our assessment - high risk of over estimation
- Question - is our assessment reasonable?

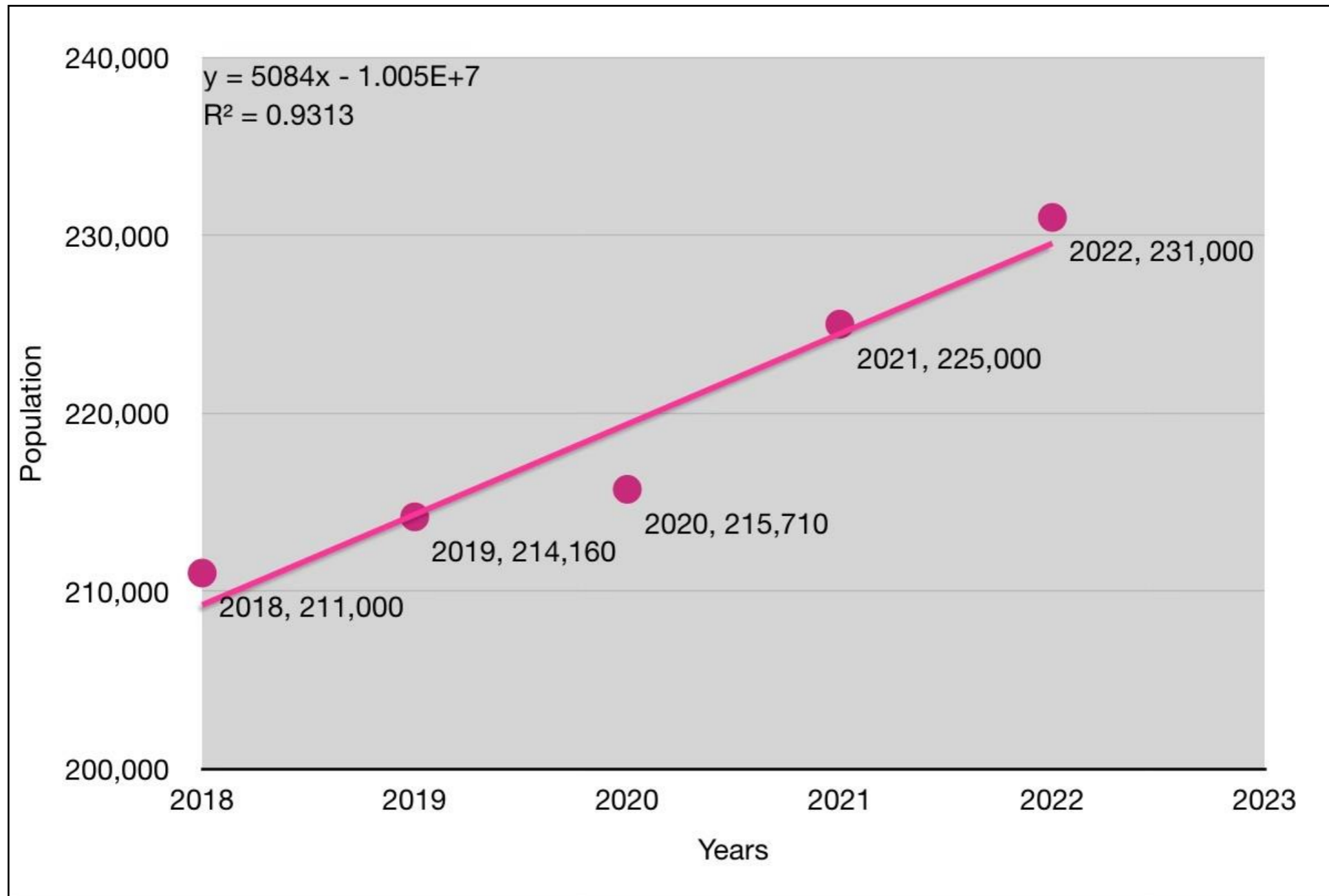
Oakville's Growth In The Past 30 Years

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



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 two census based “reasonableness tests” suggest that:
 - The provincial target of 349,990 looks reasonable as it lies between the 30 year and 5 year trend forecasts.
 - The outlier is the JBPE 2051 population estimate of 442,941.