

Tuesday, October 29, 2024

Town of Oakville

1225 Trafalgar Road,
Oakville, Ontario
L6H 0H3

Re: | Special Council Meeting – October 29, 2024
Town Initiated Draft Official Plan Amendment – Midtown Oakville and Community Planning
Permit System - Update

On behalf of MGM Development (2652508 Ontario Inc.) (Client), Corbett Land Strategies Inc. (CLS) is pleased to submit this letter to the Mayor and Members of the Council containing our response to the Midtown Draft Official Plan Amendment (Draft OPA), released on September 26, 2024. A Special Council Meeting has been convened to advance the consideration of the Midtown Oakville Official Plan Amendment.

This submission relates to the lands legally described as Part Lot 15, Concession 3 SDS, Town of Oakville, and municipally known as 627 Lyons Lane (the 'Subject Lands'). CLS has been recently retained by the Client and is currently familiarizing itself with the property and previous submissions made by the Client. CLS anticipates submitting a detailed response ahead of the statutory public meeting, planned for December 2024.

In accordance with File No.Z1614.76, the Client is actively advancing a Zoning By-law Amendment for the purposes of a high density development on the subject lands. Currently, the development concept being proposed is that of a 26 storey residential building consisting of below and above grade parking, with access arriving entirely from South Service Road. The Client has advanced several submissions and is looking to advance a final resubmission in the coming months. The resubmission is anticipated to feature a development concept which significantly exceeds the previously proposed 26-storeys. This increase has been established to more appropriately address the population and employment targets for the MTSA and be more reflective of current market conditions.

In accordance with the Draft OPA released on September 26, 2024, the following high-level changes have been proposed, of which have particular relevance to the Subject Lands:

- Draft Schedule L1 – Midtown Oakville Land Use
 - Designated Urban Core, Park (Conceptual)
- Draft Schedule L2 – Midtown Oakville Minimum Density
 - 1.25 FSI
- Draft Schedule L3 – Midtown Oakville Maximum Density
 - 4 FSI
- Draft Schedule L4 – Midtown Oakville Building Height Thresholds
 - 5* - 20 storeys**

- Draft Schedule L5 – Midtown Oakville Proposed Transportation Network
 - (Lyons Lane) Proposed to be Removed
- Draft Schedule L6 – Midtown Oakville Active Transportation
 - (South Service) Cycling Facility within Right-of-Way

As set out in previous submissions to the Midtown OPA, the Subject Lands are envisioned to be developed with a high density residential development consisting of a heights and densities greater than what is currently envisioned by the Midtown OPA. At a minimum, we ask that the Town consider expanding the maximum permitted densities for the site beyond the proposed FSI of 4. The Draft OPA identifies that the lands located to the immediate east of the Subject Property are proposed to be designated with an FSI of 5, these limits could easily be expanded to include the subject lands. However, it is CLS's opinion that it would be more appropriate for the Town to establish a height and density which is reflective of the current development concept, exceeding even an FSI of 5. This would ensure the Town can more efficiently achieve its population and employment targets for MTSA's and establish development conditions which are more reflective of economic conditions that incentivize the envisioned development of the Midtown area.

Overall, Council should seriously consider the implications of reducing the proposed residential and employment targets, as has occurred through the recent change in direction on the Midtown OPA from April 2024 onward. These changes are anticipated to result in challenges with achieving consistency with provincial policy for growth within an MTSA as well as limit the Town's ability to achieve its housing goals and targets.

We hope the following comments will be considered in approving the Draft Midtown Oakville Growth OPA and look forward to continuing to participate on behalf of our Client. Please do not hesitate to contact the undersigned with questions or if you require clarification regarding our comments and submissions.

Sincerely,

John Corbett

John B. Corbett, M.C.I.P., R.P.P.

Corbett Land Strategies Inc.

President

john@corbettlandstrategies.ca