

Midtown Oakville Population Density Review

Oakville Council Presentation
October 29, 2024

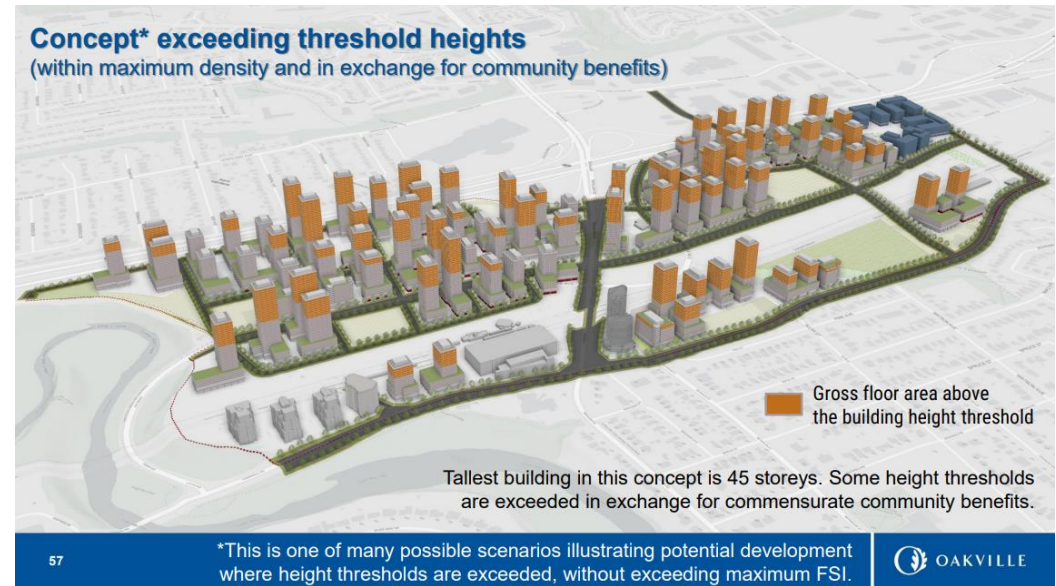
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Today's presentation

- We have questions regarding the OPA maximum populations, building density, and building heights
- Provide context for Midtown population forecasts to 2051, relative to other growth nodes in Oakville



Getting population density right is understood to be the single most important planning parameter.

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



Midtown including minor roads and parks is 65.1 hectares

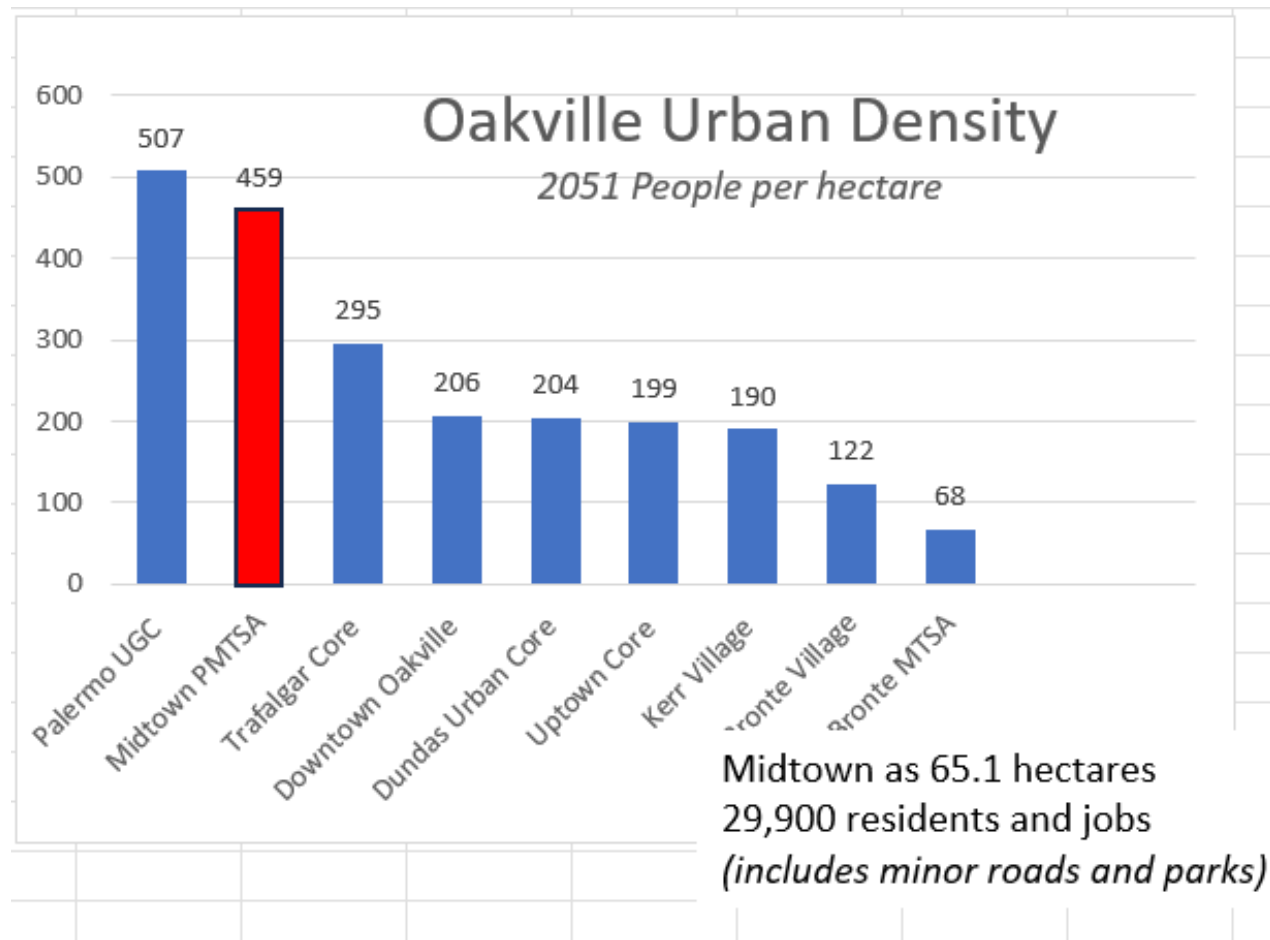
Midtown is a very challenging site; a new city on an island in the middle of a mature town.

- ***Only 43 of the 103 hectares are developable.***
- ***Transportation will be a major challenge***

The population forecast for Midtown 2051 has been updated by Watson consultants to 29,900 residents plus jobs, from the previous 49,740.

This is a welcome improvement. A great starting point!



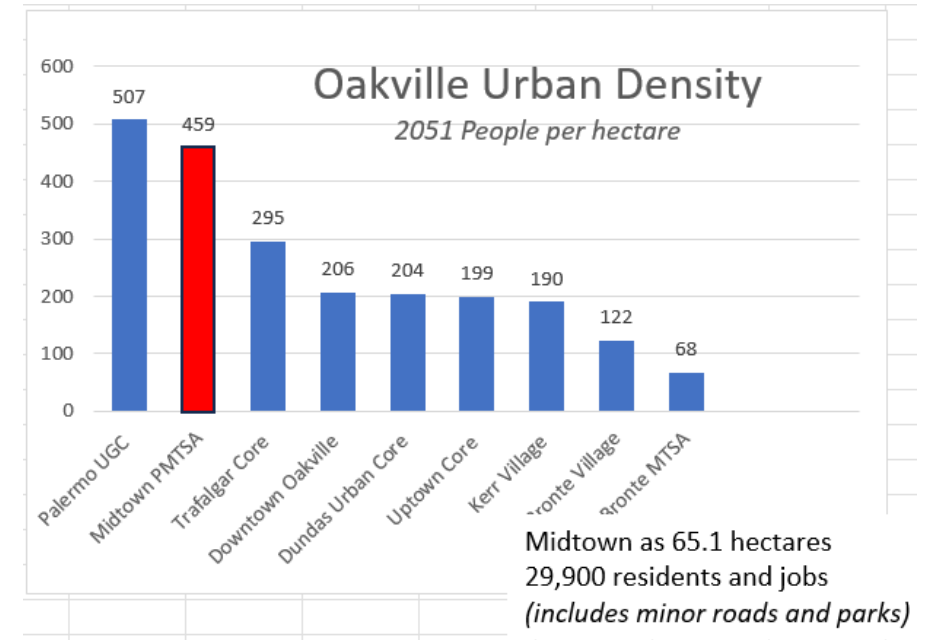


The 29,900 population forecast meets the goal for Midtown as a high density, 'primary' strategic growth area. Note that 11 % of Oakville's 2051 resident growth is forecast to be in Midtown.

For comparison, Manhattan Upper East side is 400 people / hectare.

Transportation

- Some of the other 89% will want to use Oakville GO.
- It is projected that 1/3 of Midtown residents will work in Midtown, 2/3 will travel out.
- Thousands will travel into Midtown each day to work (11,400 jobs projected).



There will be a large increase in traffic into and out of Midtown. Public transit will not work for everyone.

A Transportation solution is essential!

YIELD	~ Residents	~Jobs	~ People & Jobs	~ GFA in sq. m.
@ Minimum FSI	18,125	7,200	25,325	1.3M
@ Threshold Height* (not achieving maximum GFA)	34,230	16,290	50,520	2.6M
@ Maximum FSI*	36,035	16,850	52,885	2.7M

The calculations of Maximum FSIs do not use the new Watson forecast for Midtown 2051 of 29,900 residents and jobs.

The 2.7Million sq meters of building at max FSI would result in a full site building density equal to earlier proposals, 4.1 FSI.

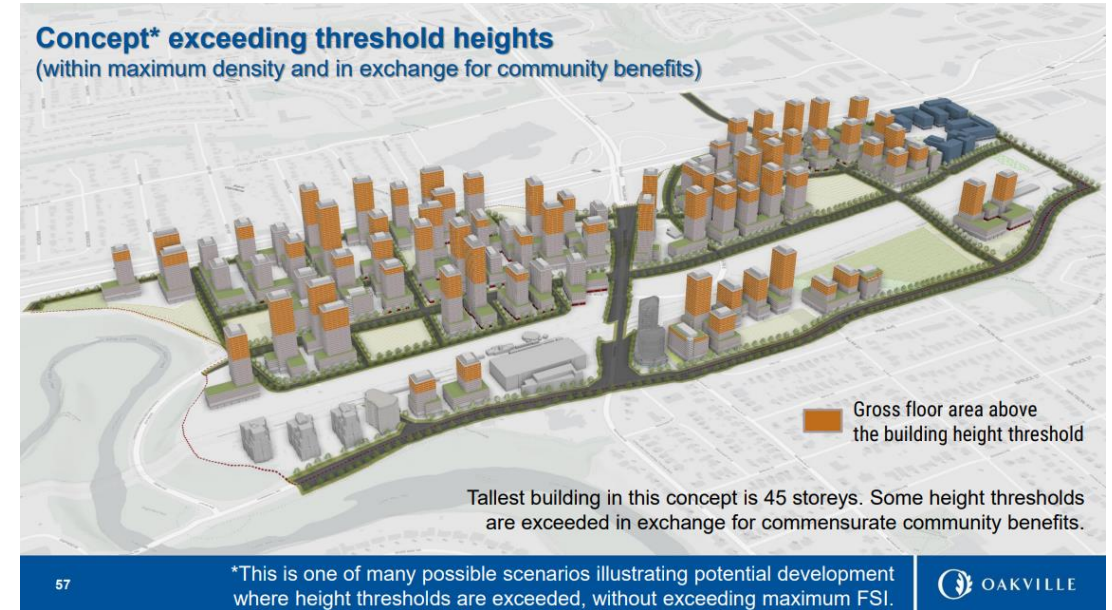
Council and residents need to see sample calculations and rationale to help our understanding.

Building Heights

A threshold system is proposed to extend building heights beyond threshold maximums (20 and 12 stories). This would be in exchange for community benefits.

With this new system, sample calculations are needed that demonstrate the expected maximum building heights.

Why have no maximum building heights been included?



In Summary, we are supportive of the direction of this OPA.

Council and residents need to see more detailed calculations, to further our understanding of the approach being taken.



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This OPA is a welcome step forward.

Thank you for your attention!