

Funding And TOC Implications

Oakville Council Presentation
October 29, 2024

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What Will This OPA Cost? Who Will Pay?

- Water and Sewage
- Acquisition of Land and Development of:
 - Roads
 - Parks
- Funding Uncertainties *
 - Development Charges
 - Parks (CBC & FSI bonusing)
- The new FSI Bouncing Scheme

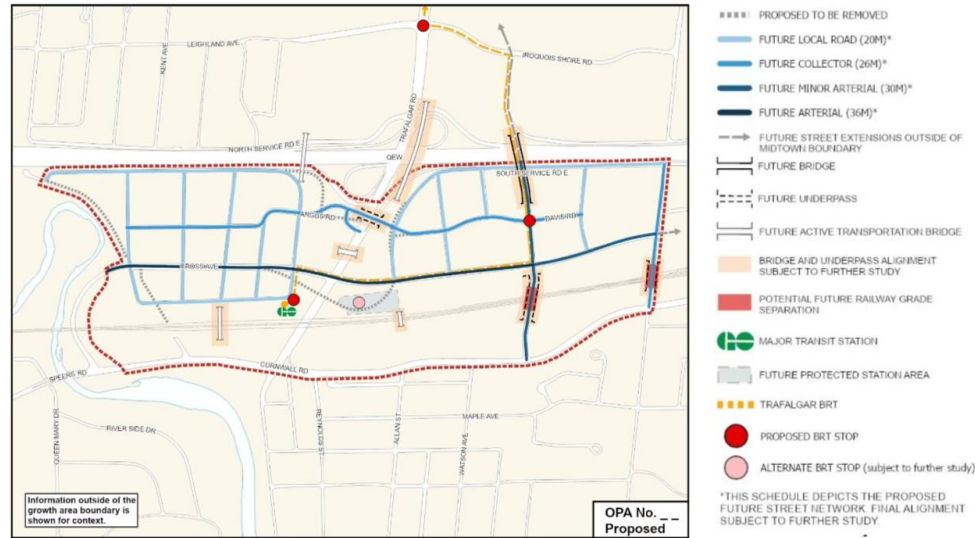


What is the taxpayer's exposure?

* What happened to "making municipalities whole"?

Three Big Ticket Items

Schedule L5 Transportation Network



Transit



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*See Appendix for proposed ROW cross sections.

Parkland

- Schedule L1 conceptually designates land for Park and Open Space
 - approximately 12 ha of existing and future park land is designated.
- Future park sites are intended for Public Common or Urban Square, programming will be determined via the Parks Plan, as amended.



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City Of Burlington

The City of Burlington, retained Watson & Associates Economists Ltd. to provide an assessment of the financial impact from the enactment of Bill 23. They found that:

- The total DC and CBC revenue loss resulting from changes in Bill 23 legislation will be approximately \$36.6 million; BUT
- the impact resulting from the amendments to S. 42 of the Planning Act related to parkland dedication is estimated to reduce the amount of parkland dedication by approximately \$420 million.

TOC Implications

- Comprehensive/holistic planning
- The flawed TOC process
- The divide and conquer approach
- Density implications

The Distrikt Applications

| Distrikt Calculations. 11 Tower Applications | |
|---|---------|
| * Number of Units | 6,302 |
| * People Per Unit | 2.0 |
| * Number of People | 12,604 |
| * Density @ 5 ha | 2,521 |
| * Estimated Number of People in 43 ha using 2,521 density per ha | 108,394 |

| Unit Profile Of Distrikt Applications | | |
|--|------------------------|-------------------|
| | Number Of Units | Percentage |
| One bedroom | 4,321 | 69% |
| Two bedrooms | 1,662 | 26% |
| Three bedrooms | 319 | 5% |
| Total | 6,302 | 100% |

TOC Implications

- Comprehensive/holistic planning
- The flawed TOC process
- The divide and conquer approach
- Density implications
- Next steps
- Speaking truth to power
- Our proposal

A Three Point Plan A Winning Solution

1. Stop the TOC
2. Integrate it into the OPA
3. Create a robust OPA that exceeds the minimum provincial targets