

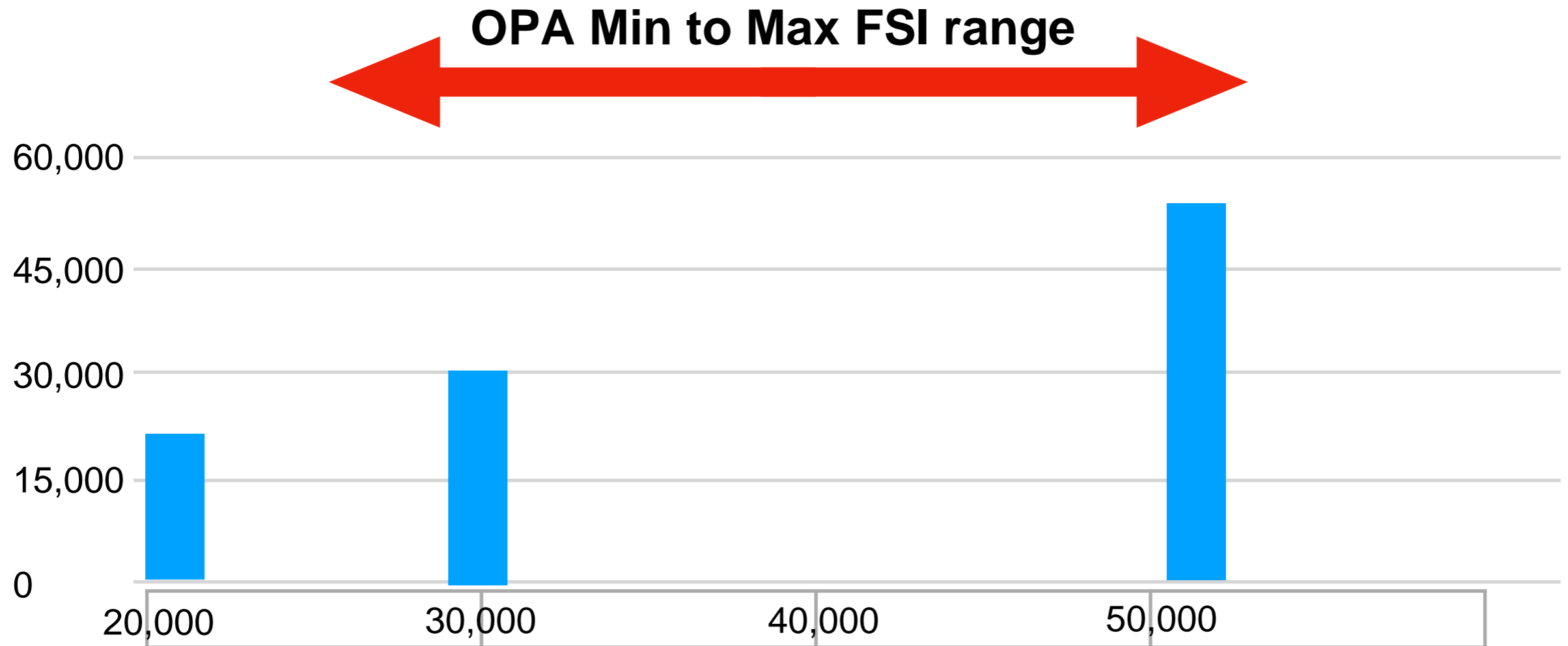
Midtown OPA

What happens when we ask:

Why is it so hard?

**Presentation to Council: January 20.
Duncan Galloway**

Population density comparison



Province
Minimum
requirement

20,600

2051
population
estimate
(Watson)

29,900

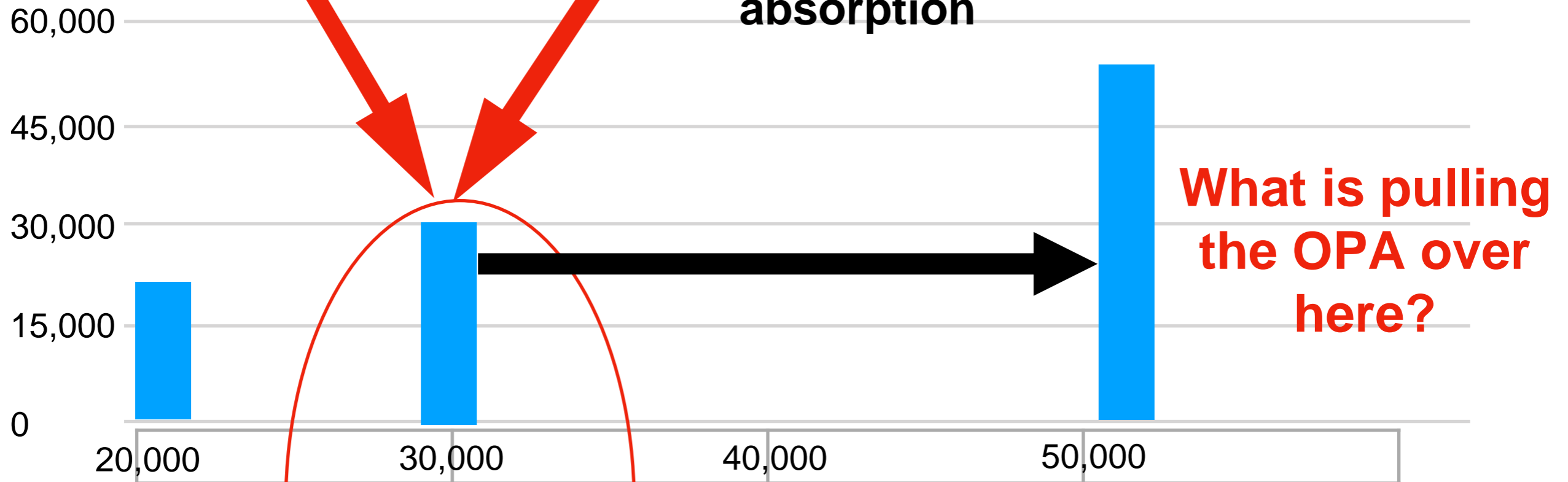
OPA
Maximum
FSI

52,885

Population density comparison

**Independent expert:
2051 Population
Growth**

**Independent Market
Analysis:
Most likely market
absorption**



**What is pulling
the OPA over
here?**

Province
Minimum
requirement

20,600

2051
population
estimate
(Watson)

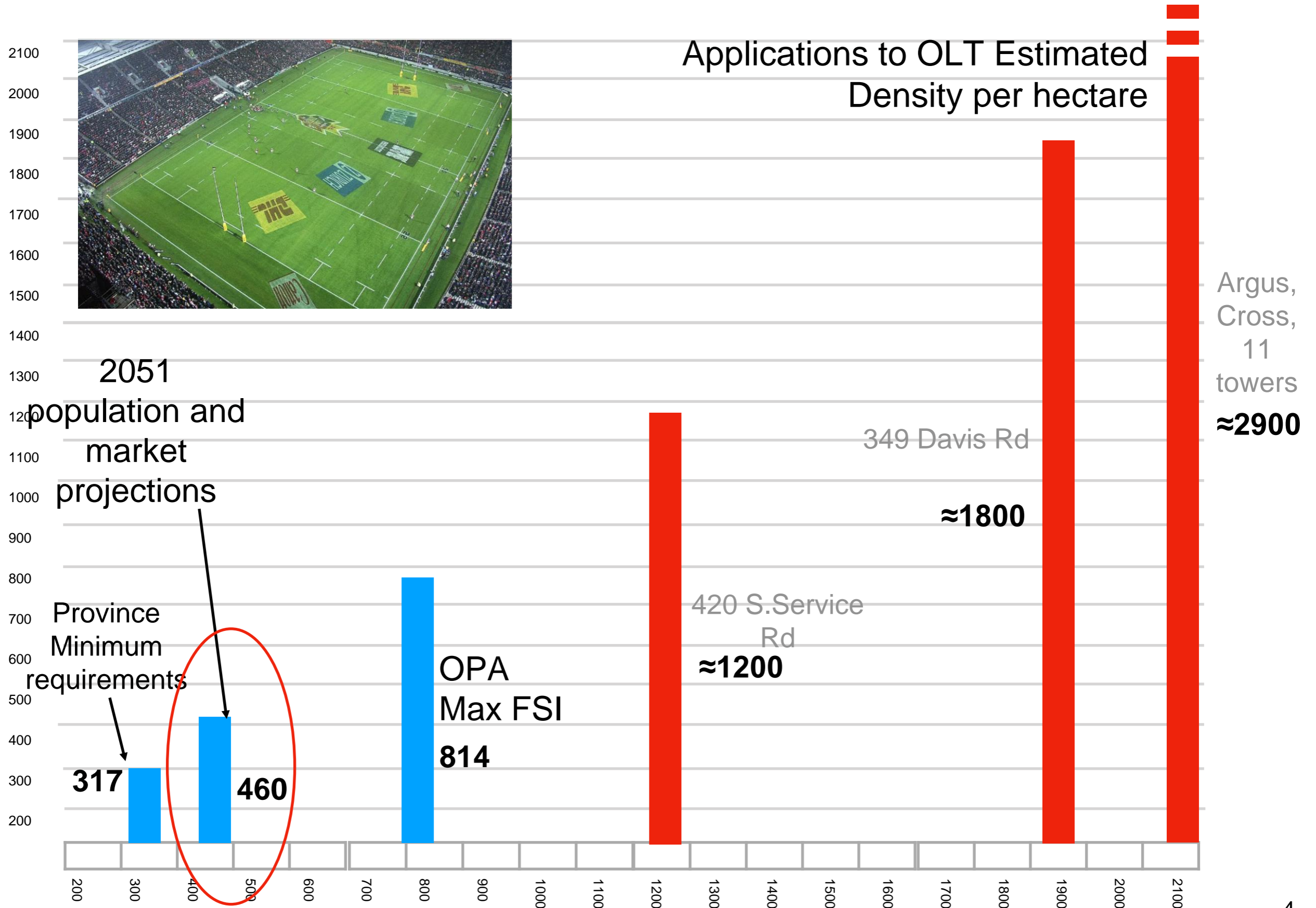
29,900

OPA
Maximum
FSI

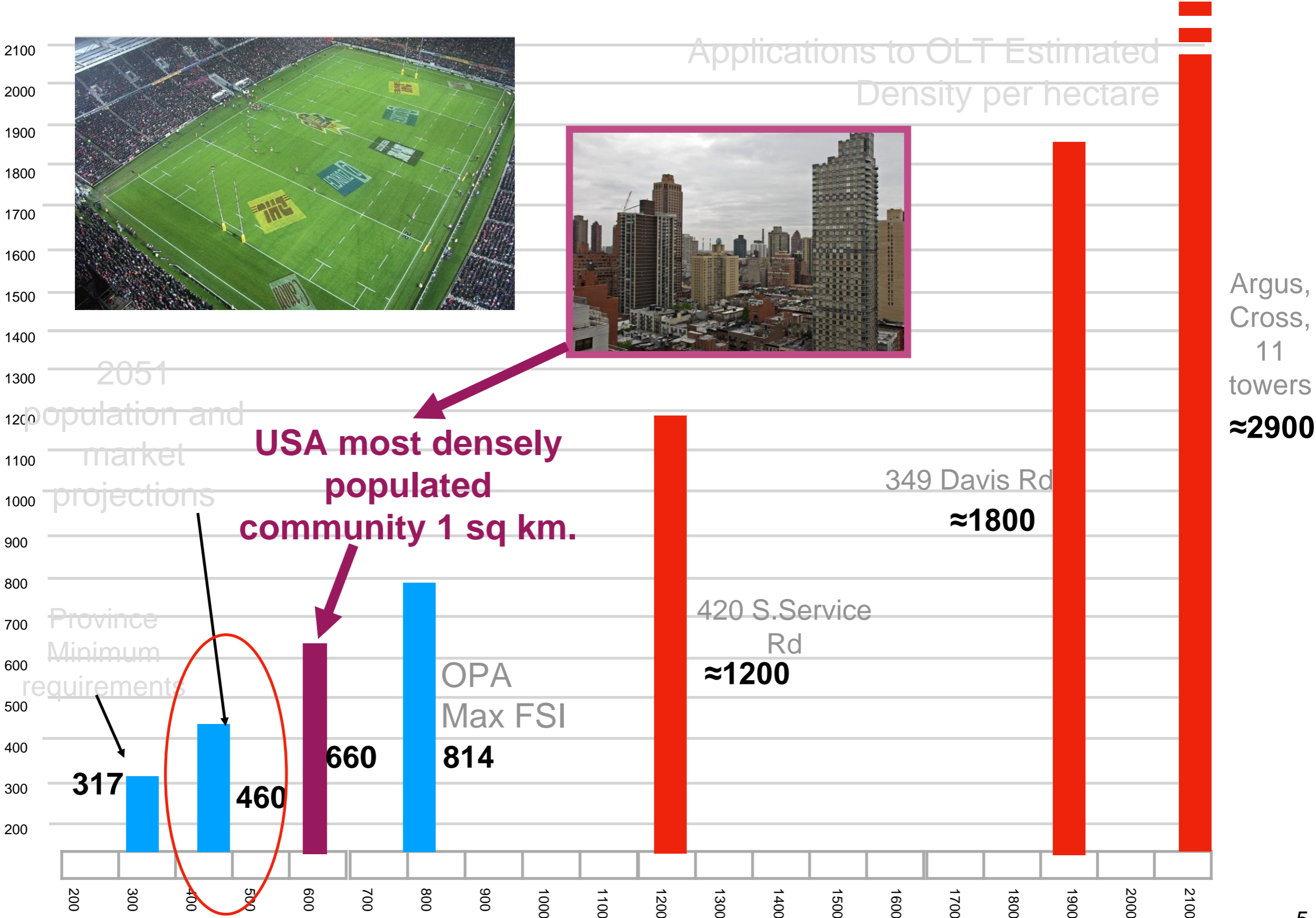
52,885

Why is the OPA not focused here?

Density comparisons: People & jobs per hectare



Density comparisons: People & jobs per hectare



The Ontario Land Tribunal (OLT) Threat

1. 2018 Provincial Conservative Government
 1. New Ontario Land Tribunal
 2. Denied citizen access to hearings
2. 2022: Hamilton Spectator report: 178 decisions. 172 favoured developers.
3. 2024: Bill 185. Further restricts citizens right to be party to an appeal

“While the OLT asserts its commitment to fair and impartial adjudication, concerns persist regarding its perceived bias towards the development industry”. *Chat GPT*

The OLT Threat to the OPA

1. Each OPA version: “Is it defensible at the OLT”
2. Developer: “If you do not allow the TOC, we will see you at the OLT” .
3. 5 pages of applications in Oakville lined up at the OLT: Examples:

OLT-23-000911	OPA/ZBA/Sub - 590 Argus Developments Inc. 3 Residential Towers	590 Argus Road Oakville
OLT-23-000627	166 South Service Road Inc. -3 towers that are 44-storeys, 50-storeys, 58-storeys	166 South Service Road E Oakville
OLT-24-000785	OPA/ZBA/SD - Redevelop subject property to Mixed-use development	157 and 165 Cross Avenue Oakville
OLT-24-000820	OPA/ZBA - 58-storey mixed-use building	349 Davis Road Oakville
OLT-24-001221	ZBA - 26 storey residential building 295 dwellings	627 Lyons Lane Oakville

OLT system producing less housing at higher cost



**Town planners plan for
“defendable” Official Plan - with
2-3 x more density than required**

OLT system producing less housing at higher cost

Developers ignore the OP and bid up the price of land assuming extreme density will be allowed

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Town planners plan for “defendable” Official Plan - with 2-3 x more density than required



OLT approves developer application

OLT system producing less housing at higher cost

Developers ignore the OP and bid up the price of land assuming extreme density will be allowed

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Town planners plan for “defendable” Official Plan - with 2-3 x more density than required

OLT approves developer application

Massive scale projects, high risk, high return
Long to pre-sell, Long to Build,
Expensive
Environmental disaster

High cost per sq ft = Cell blocks of studios, one bed
Aimed at singles, not families,

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How the system could work

**Town planners plan for
Reasonable Density, Exceeding
Province Minimum, based on
market and population growth**

How the system could work

Developers keep land price to level commensurate with Official Plan

Town planners plan for Reasonable Density, Exceeding Province Minimum, based on market and population growth

OLT Only hears applications where Town Plan does not meet Province Minimums. Town Plan applies by default.

How the system could work

Developers keep land price to level commensurate with Official Plan

Town planners plan for Reasonable Density, Exceeding Province Minimum, based on market and population growth

OLT Only hears applications where Town Plan does not meet Province Minimums. Town Plan Applies.

Modest scale housing
Mix of Town house, Mid risk, High rise
Quick to sell, quick to build, Affordable to build
Less concrete, more wood, etc.
Mix of housing aimed at families and communities

How the system could work

Developers keep land price to level commensurate with Official Plan

This could have been in place years ago.

Housing would already be being delivered!

ears applications where does not meet Province s. Town Plan Applies.

Town planners
Reasonable Density
Province Minimum
market and populat

Mix of Town house, Mid risk, High rise
Quick to sell, quick to build, Affordable to build
Less concrete, more wood, etc.
Mix of housing aimed at families and communities

Conclusion

1. Yes - the OLT system is rotten and counter-productive
2. Benefits the few at the expense of the many who need homes now
3. This OPA and all Oakville is suffering from this OLT system
4. We are responsible
5. This rotten system will continue while we continue to accept it
6. A government that restricts the OLT to only cases where a municipality plans lower than Province minimum density gets my vote.
7. Mayors and Councils have a collective, powerful voice in the Province:

As Council:

immediately restrict the OLT mandate to only cases where a municipality