

The TOC and the OPA

A Tale of Two Densities

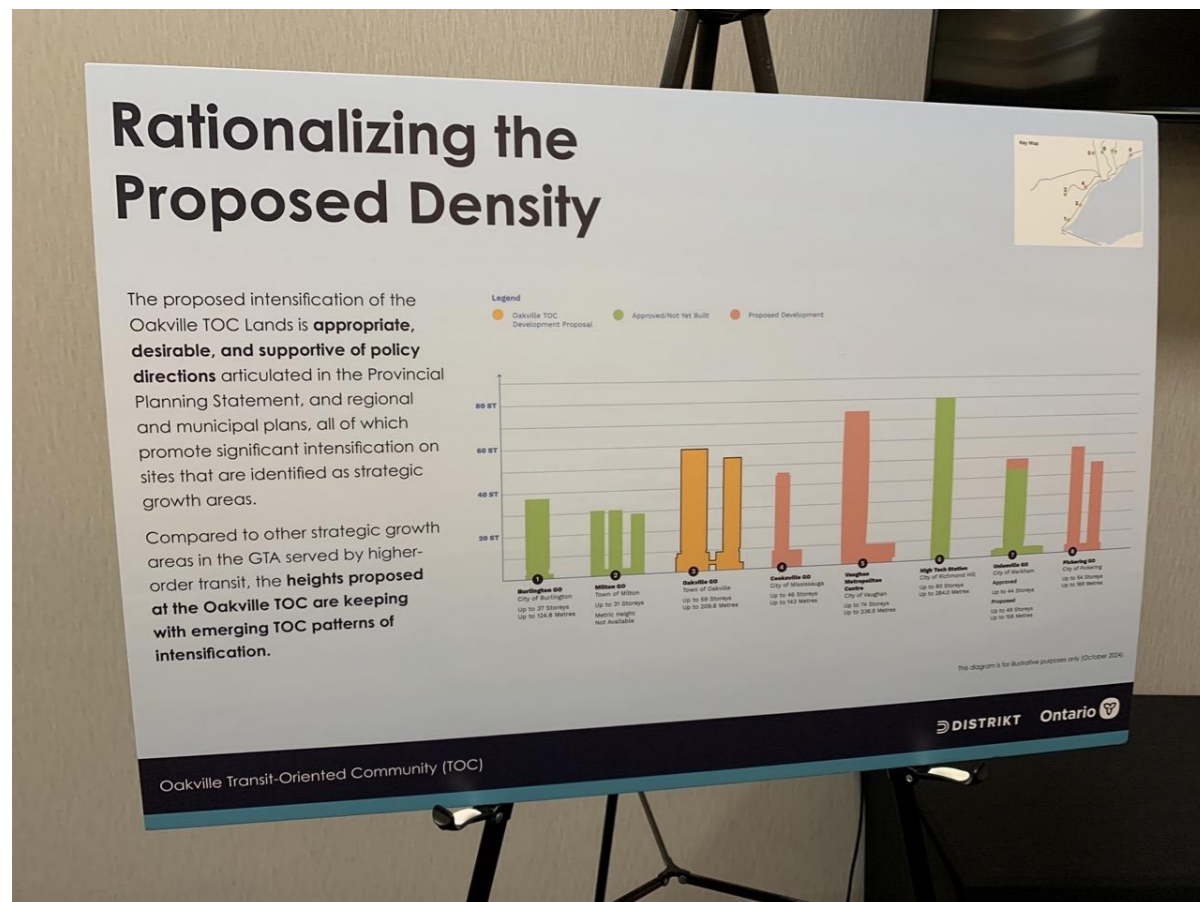
**Presentation to Council: January 27, 2025.
Duncan Galloway**

Density - the hidden number



Density: How many people will live in the same space of land.

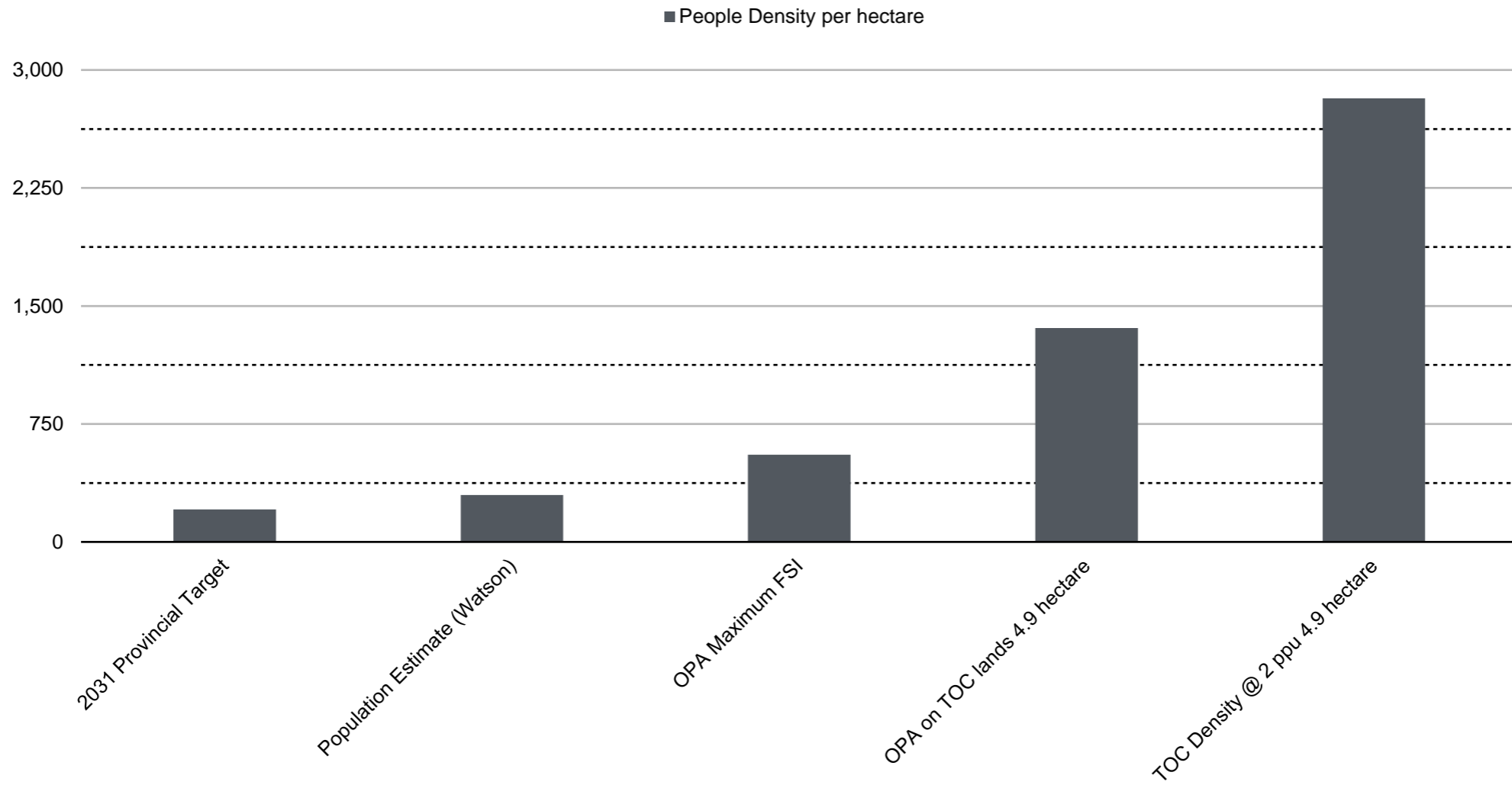
Expressed as: People per hectare: number of people on a rugby pitch.



Developers never give density numbers

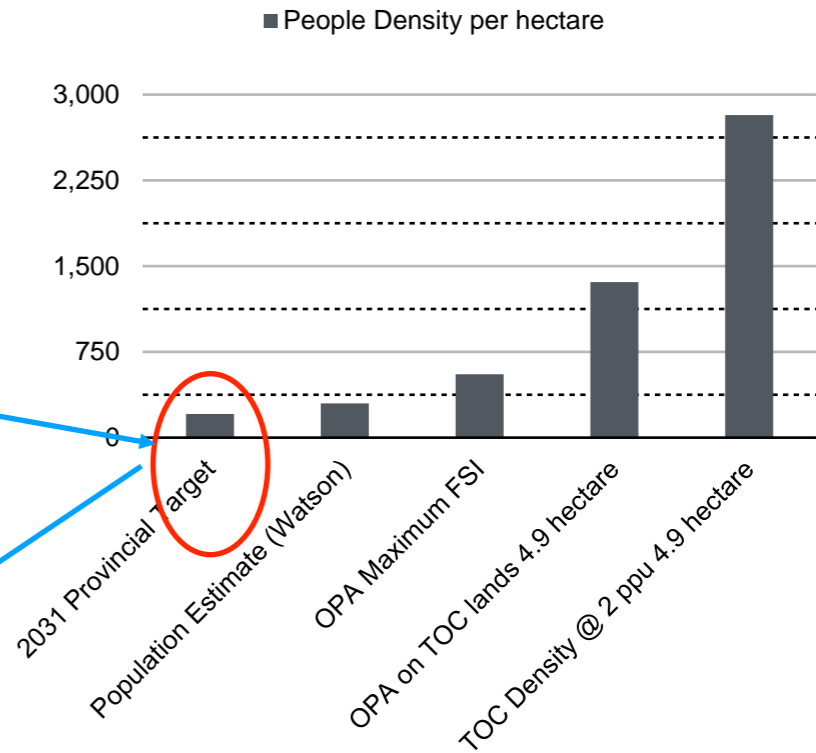
TOC Open House: Density panel: No density numbers, confused with heights.

Density - behind the numbers



Province Minimum Density

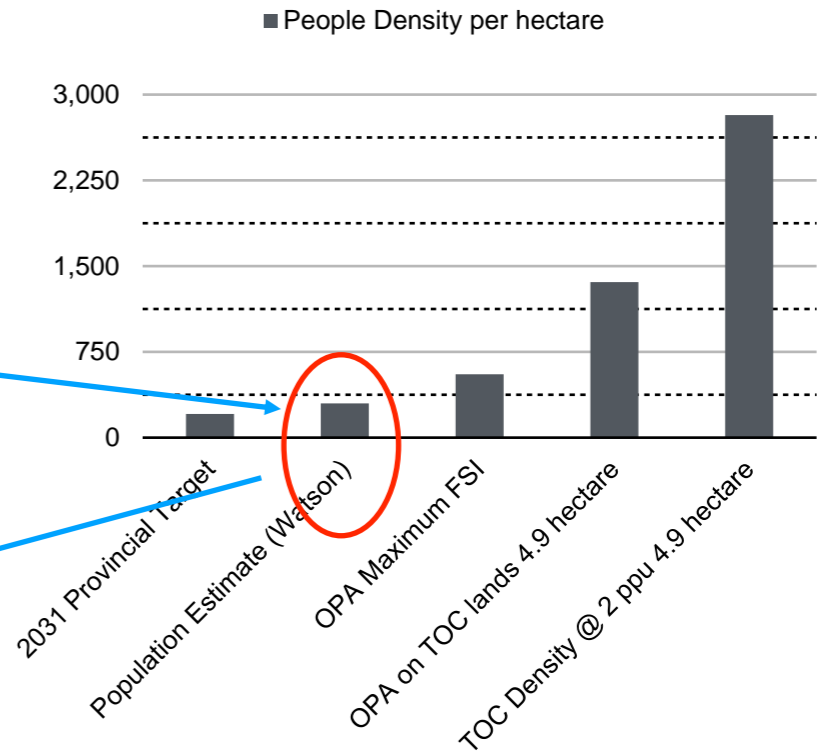
	2031 Provincial Target
Residents	13,390
People Density per hectare (65 hectares)	206
Jobs	7,210
Total People & Jobs)	20,600
People & jobs density per hectare (65 hectares)	317



Vancouver West End
238 people per hectare

2051 Population and market estimate (Watson and nbhc)

	2031 Provincial Target	Population Estimate (Watson)
Residents	13,390	19,435
People Density per hectare (65 hectares)	206	299
Jobs	7,210	10,465
Total People & Jobs)	20,600	29,900
People & jobs density per hectare (65 hectares)	317	460



Quartier d'Amérique, Paris.
300 people per hectare.

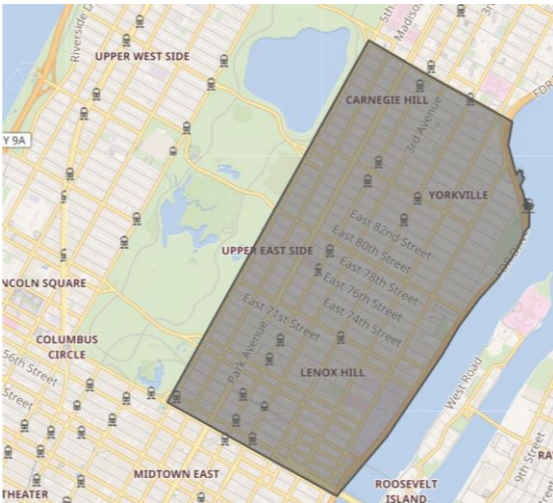
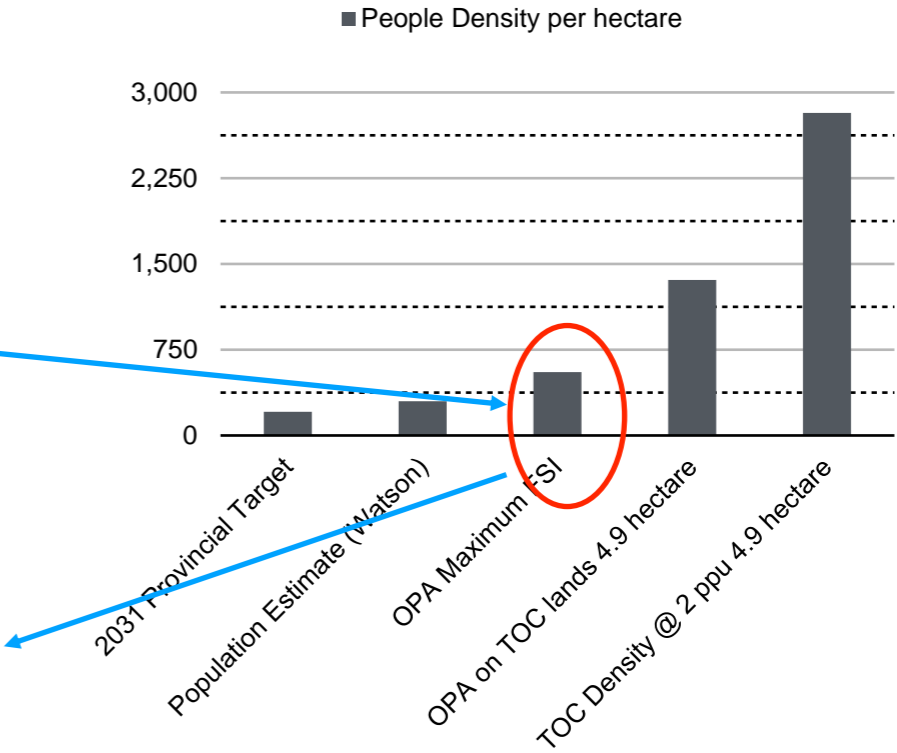
Quartier d'Amérique, Paris, France: With a density of approximately 30,155 people per square kilometer, this Parisian neighborhood houses around 55,365 residents within 1.84 square kilometers. WIKIPEDIA



Yaletown, Vancouver
300 people per hectare
(Population 15,000 in half a sq.km.)

OPA at maximum FSI's for all Midtown

	2031 Provincial Target	Population Estimate (Watson)	OPA Maximum FSI
Residents	13,390	19,435	36,035
People Density per hectare (65 hectares)	206	299	554
Jobs	7,210	10,465	16,850
Total People & Jobs)	20,600	29,900	52,885
People & jobs density per hectare (65 hectares)	317	460	814



Upper East Side
Manhattan: 400 to 650
people per hectare.

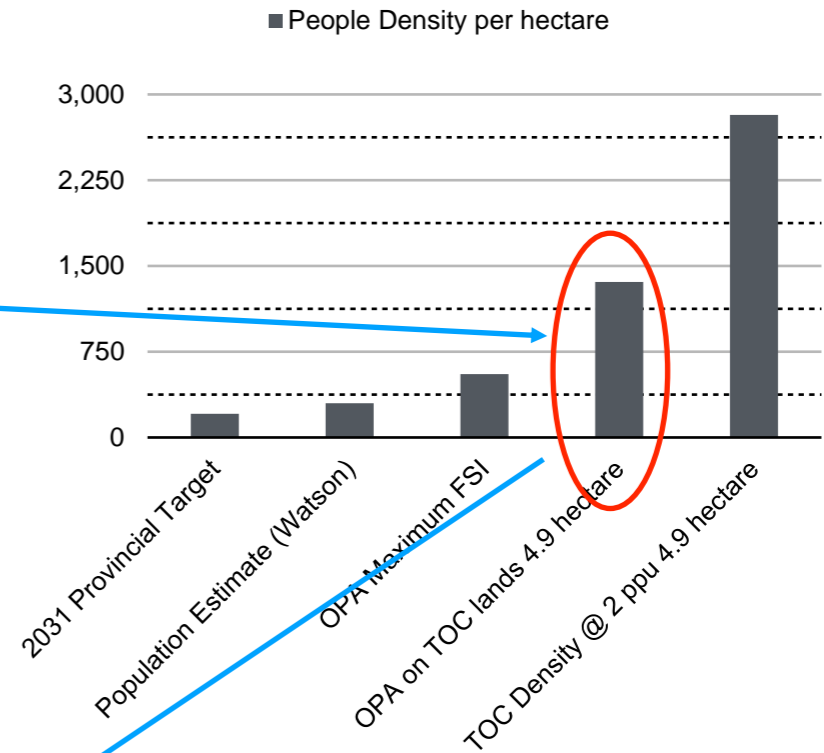


“Communities with a maximum Floor Space Index (FSI) of 6 typically strike a balance between high-density development and livability. Such areas generally feature mid- to high-rise buildings but are designed to prevent over-congestion and maintain infrastructure capacity.” *Chat gpt.*

Apples to Apples: OPA on TOC lands (4.9 hectares)

	2031 Provincial Target - 65 ha	Population Estimate (Watson) 65 ha	OPA Maximum FSI 65 ha	OPA on TOC lands 4.9 hectare
Residents	13,390	19,435	36,035	6,664
People Density per hectare (65 hectares)	206	299	554	1,360
Housing units per proposal				3,332

	FSI
	6
Gross floor area: 1 hectare at FSI of:	60000
85% net residential area	51000
35% 2 or more beds	17850
65% single bed or less	33150
101.7 sq. metres per unit (1100 sq ft)	176
65.7 sq. metres per unit (700 sq ft)	505
Units:	680
Over 4.9 hectares	3332



OPA Density for specific 5 hectares of TOC lands:

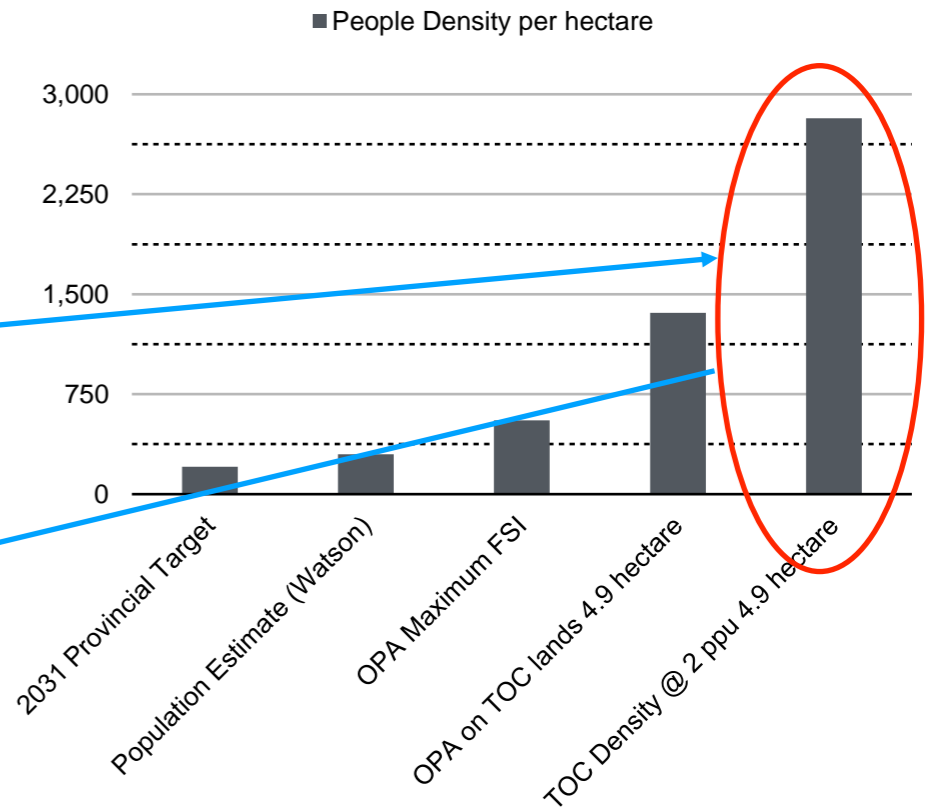
Between 1100 and 1400 residents per hectare (depending on people per unit).

Comparison:

Mong Kok, Hong Kong. 1300 people per hectare.

TOC density at 2 people per unit

	2031 Provincial Target - 65 ha	Population Estimate (Watson) 65 ha	OPA Maximum FSI 65 ha	OPA on TOC lands 4.9 hectare	TOC Density @ 2 ppu 4.9 hectare
Residents	13,390	19,435	36,035	6,664	13,816
People Density per hectare (65 hectares)	206	299	554	1,360	2,820
Housing units per proposal				3,332	6,908



TOC proposal - residents.	
Units	6908
PPU assumption	2.0
Residents	13816
Residents per hectare (2 ppu comparable to OPA above)	2820



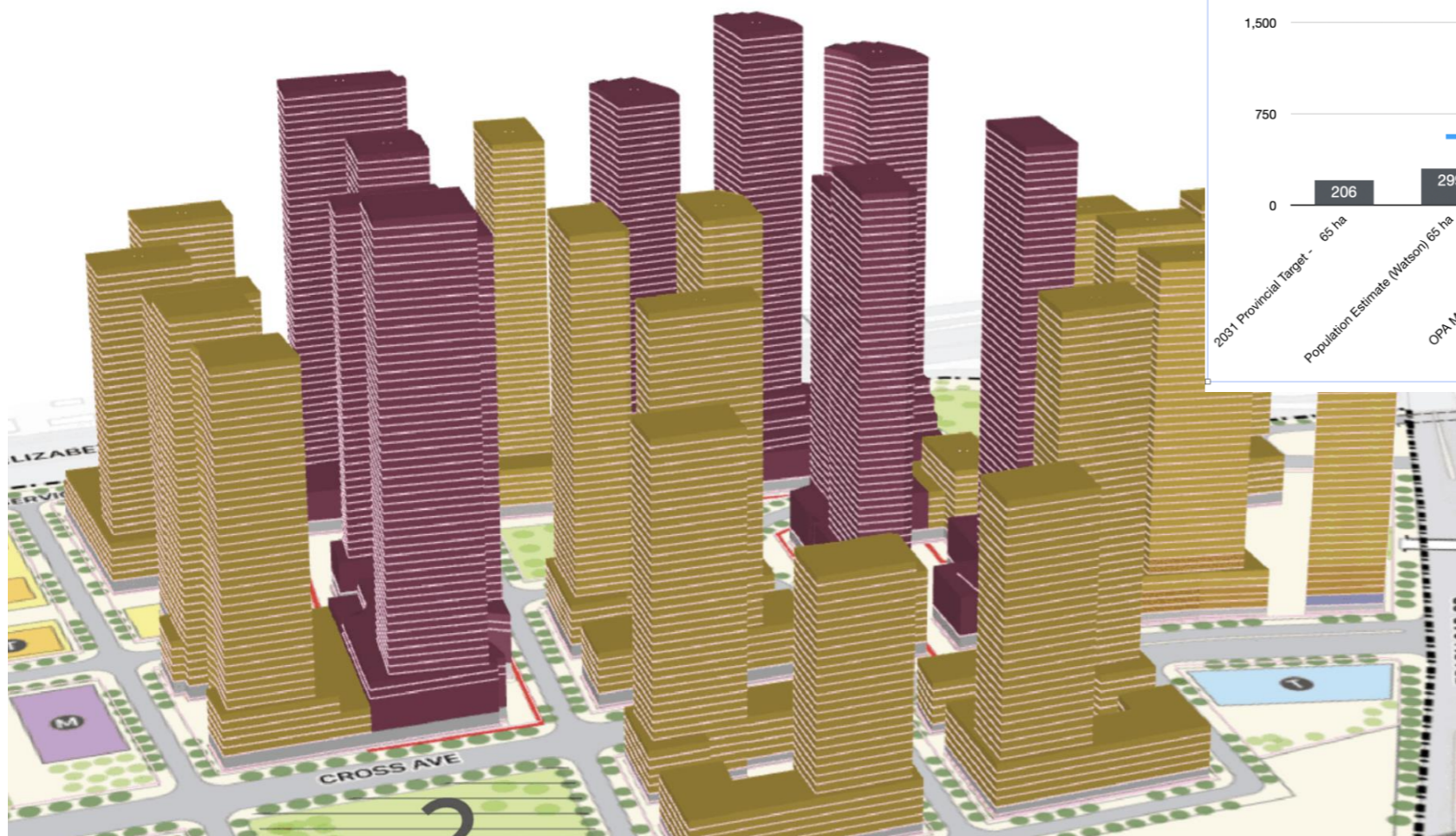
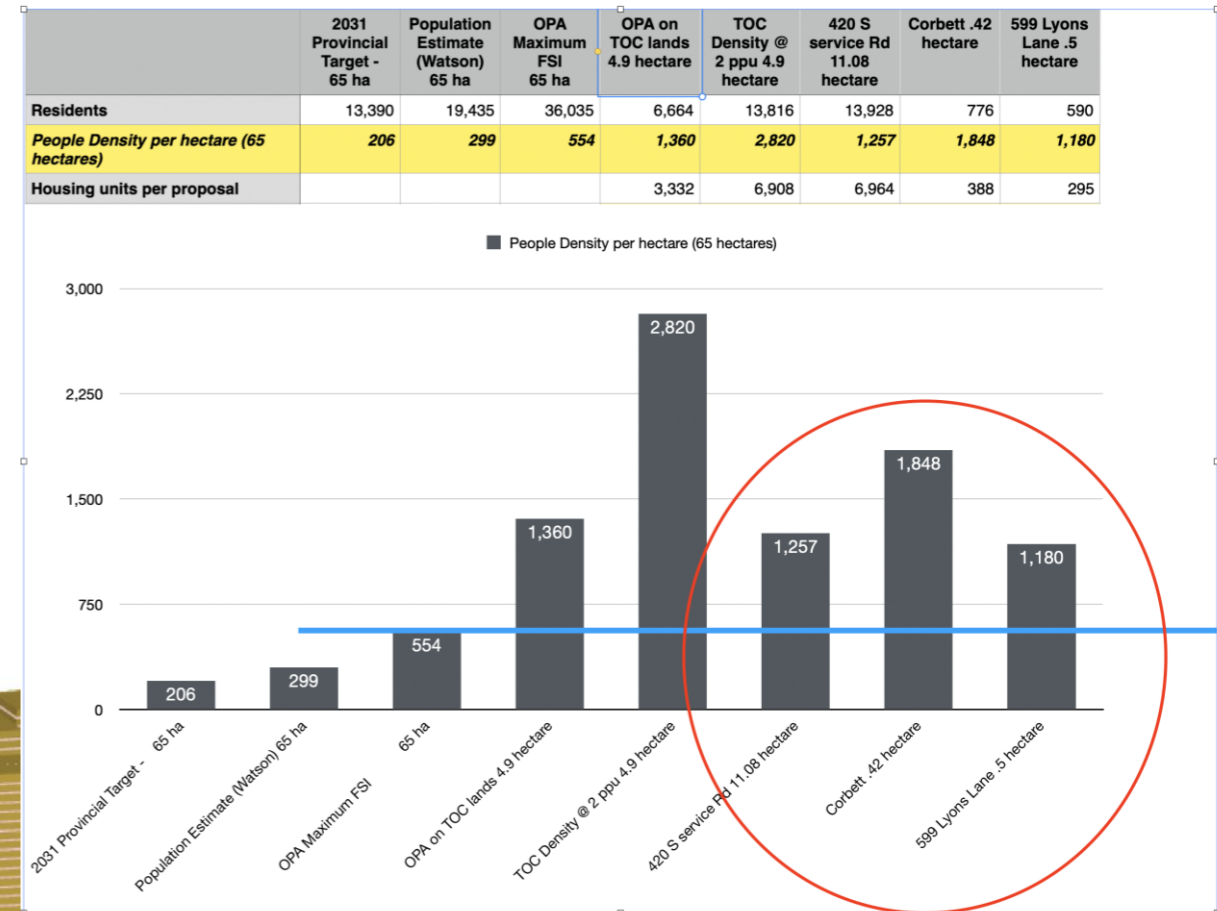
TOC people per hectare:

2400 to 3,000 per hectare depending on ppu assumptions

Over twice one of the densest areas in the world: Mong Kok, Hong Kong. 1300 people per hectare.

“With its extremely high population density of 130,000/km² (340,000/sq mi), Mong Kok was described as the busiest district in the world by the [Guinness World Records](#)”. *Wikipedia*

TOC is not alone: Other developer applications



Summary

The TOC

1. Fails the test of any measure of a liveable community.
2. At almost three times the densest district in the world, its population density is so extreme as to be laughable.
3. It would destroy any chance the OPA has of creating a liveable community.
 - Undermine the market for other developments
 - Become the legal benchmark for unfettered development of extreme density across all Midtown.

Summary

The OPA

1. At maximum FSI the OPA is at the very limit of what is liveable high density.
 - Equivalent of dumping the densest part of Manhattan into a space sandwiched between the highway and the railway.
2. The result of professional planning for all Midtown, input from independent experts, landowners, and the public.
3. A bold move indeed
 - It will require significant investment in transit, parks and community amenities to make it a liveable community.