



Opposition to High-Density, High-Rise Development

Concerns About Density & Height

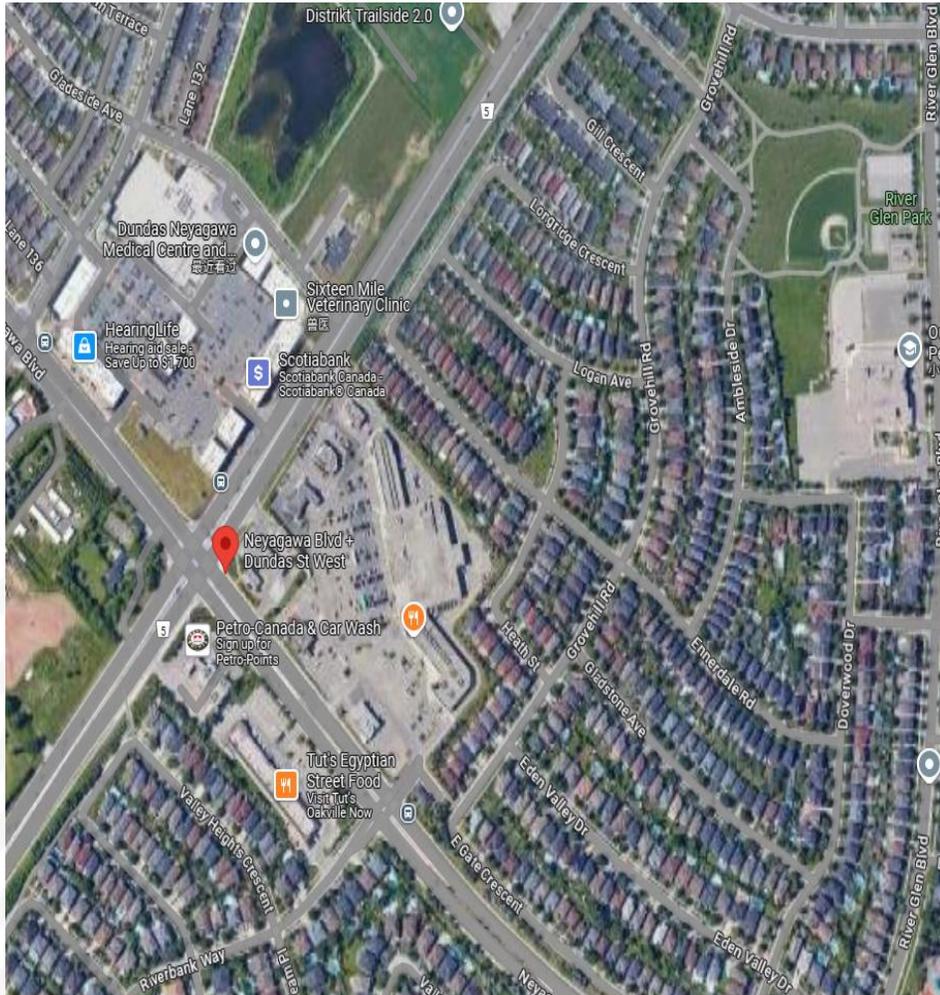
3056 Neyagawa Blvd

March 17, 2025 Hearing

Density: Overcrowding

- Density target as per the Livable Oakville plan is 200 people and jobs per hectare. The proposed development has 1,226 people per hectare - **6 times greater than the density target.**
- This development, **for 4,600 people**, relies on our town to provide parks and community centres. They are not providing any additional community space.
- The population density is excessive and disproportionate; it is higher density than the Livable Oakville Plan.
 - As per the Livable Oakville plan, section 11.4.2 High Density Residential, the density range is to be between 51 to 185 units per site hectare.
 - This proposed development will have **607 units per hectare.**
 - **That is 4 times more than the higher density range.**
- This Extreme density of the will become a benchmark for other future developments.

Height: Not in Line with Oakville's Character



As per the Livable Oakville plan, 2.4.2 Building Heights, buildings within the Urban Centre shall be a minimum of six stories in height and a **maximum of eight stories** in height.

This development is proposing seven towers **15 to 28 stories**, with FSI of **5.5** - far exceeding the maximum allowance of **2.0**.

Better Alternatives for Growth

Rather than approving an overbuilt high-rise project, the town should require the developers to redesign their proposal within a mid-rise framework:

- Limit building heights to a **maximum of 8 stories**, with specific **exceptions allowing up to 12 stories**, where justified under secondary plan guidelines.
- **Reduce overall density** to align with Oakville's urban planning standards, less Towers.
- **Incorporate a mix of residential, retail, and public space components**, creating a vibrant community without the massive Towers.

Conclusion & Call to Action

- Mid-rise development offers the ideal balance between growth and livability.
- It meets Oakville's housing needs without straining infrastructure capacity or altering community character.
- By following the Livable Oakville plan, the town can achieve a more sustainable and prosperous future.

The Council should reject the current high-rise proposal and instead require redevelopment to align with a mid-rise framework in accordance with the Livable Oakville plan.