

# 3056 Neyagawa Boulevard

## A turning point for all Oakville?

**Presentation to Council: March 17, 2025.  
Duncan Galloway**

# Unliveable Oakville

- Well over 100 letters:
- Parade of familiar concerns - Oakville becoming unliveable
  - Over-crowding: pressure on infrastructure, facilities, social structures
  - Polluted, unattractive environment
  - High cost, small apartments - overcrowded living spaces
  - Traffic out of control
  - Crime, Social disfunction
  - Flooding and stormwater concerns
  - Lack of facilities - schools, parks, community centres
  - **“We don’t want to live here anymore”**



# Extreme Population density is the root cause of resident concerns

## Extreme Population density



- Overcrowding of facilities
- Traffic, Noise, Pollution levels
- Demand for parks
- Overcrowded schools, community amenities
- Stormwater and environmental degradation
- Mental stress, health issues, social disfunction...

# Density by numbers

	FSI	FSI	FSI	FSI	FSI	FSI	FSI	Province	Oakville
<b>Using Oakville planners template:</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1.5</b>	<b>1.0</b>	<b>0.6</b>	<b>0.75</b>
<b>1 hectare at FSI of:</b>	60000	50000	40000	30000	20000	15000	10000	6000	7500
<b>85% net residential area; 15% common areas</b>	51000	42500	34000	25500	17000	12750	8500	5100	6375
<b>35% of that area: 2 or more beds</b>	17850	14875	11900	8925	5950	4463	2975	1785	2231
<b>65% of that area: single bed or less</b>	33150	27625	22100	16575	11050	8288	5525	3315	4144
<b>2 bed: 101.7 sq. metres per unit (1100 sq ft)</b>	176	146	117	88	59	44	29	18	22
<b>1 bed: 65.7 sq. metres per unit (700 sq ft)</b>	505	420	336	252	168	126	84	50	63
<b>Number of Units per hectare</b>	<b>680</b>	567	453	340	227	<b>170</b>	<b>113</b>	<b>68</b>	<b>85</b>
<b>Population density: People per hectare @ 2 PPU</b>	<b>1360</b>	<b>1133</b>	<b>907</b>	<b>680</b>	<b>453</b>	<b>340</b>	<b>227</b>	<b>136</b>	<b>170</b>
<b>3056 Neyagawa development (FSI 5.5)</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>
<b>Province minimum density: 160 people &amp; jobs per hectare. 85% people.</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>
<b>Oakville target: 200 people &amp; jobs; 85% people</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>
<b>Neatt Proposal (70% 1 bed)</b>	<b>Units:</b>	<b>2278</b>	<b>@ 2 ppu:</b>	<b>4556</b>	<b>Per hectare (3.75)</b>	<b>1215</b>			
<b>Comparative population densities</b>	<b>Hong Kong</b>			<b>Manhattan, densest areas: Average is 270. Maximum is 640 in Upper E Side.</b>			<b>Province</b>		
					<b>Vancouver Yaletown Paris</b>				

# 170 apartments / 340 people per hectare (FSI 1.5)

(Province requirement - 70 apartments / 136 people per hectare)

Chat GPT:

## Option 1: Mid-Rise (5-6 Stories, Courtyard Layout)

- Building footprint: ~2,800 m<sup>2</sup> (~28% of plot)
- Number of floors: 5 floors
- Total floor area:  $2,800 \times 5 = 14,000$  m<sup>2</sup>
- Apartments per floor: 34 (total 170)
- Design Features:
  - Courtyard in the center for green space
  - Walkable streets and pedestrian-friendly layout
  - Underground or podium parking



# 100 apartments / 200 people per hectare (FSI: 1.0)

(Province requirement - 70 apartments / 136 people per hectare)

Chat GPT:

Here's a **site plan concept** for a **100 apartments per hectare** mid-rise development.

It features **4-6 story buildings**,

**A courtyard or perimeter block layout**,

**ample green spaces**, and

**mixed-use ground floors** for retail and shared amenities.

**Apartment Size:** Larger units (~90-120 m<sup>2</sup> average)



# 75 apartments / 150 people per hectare (FSI 0.6)

(Province requirement - 70 apartments / 136 people per hectare)

Chat GPT:

Here's a **site plan concept** for a **75 apartments per hectare** mid-rise development.

It features **3-5 story buildings**, **spacious green areas**, **pedestrian pathways**, and **mixed-use ground floors** for community spaces.

**Apartment Size:** Larger units (~100-140 m<sup>2</sup> average)



# Density by numbers

	FSI	FSI	FSI	FSI	FSI	FSI	FSI	Province	Oakville
<b>Using Oakville planners template:</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1.5</b>	<b>1.0</b>	<b>0.6</b>	<b>0.75</b>
<b>1 hectare at FSI of:</b>	60000	50000	40000	30000	20000	15000	10000	6000	7500
<b>85% net residential area; 15% common areas</b>	51000	42500	34000	25500	17000	12750	8500	5100	6375
<b>35% of that area: 2 or more beds</b>	17850	14875	11900	8925	5950	4463	2975	1785	2231
<b>65% of that area: single bed or less</b>	33150	27625	22100	16575	11050	8288	5525	3315	4144
<b>2 bed: 101.7 sq. metres per unit (1100 sq ft)</b>	176	146	117	88	59	44	29	18	22
<b>1 bed: 65.7 sq. metres per unit (700 sq ft)</b>	505	420	336	252	168	126	84	50	63
<b>Number of Units per hectare</b>	<b>680</b>	567	453	340	227	<b>170</b>	<b>113</b>	<b>68</b>	<b>85</b>
<b>Population density: People per hectare @ 2 PPU</b>	<b>1360</b>	<b>1133</b>	<b>907</b>	<b>680</b>	<b>453</b>	<b>340</b>	<b>227</b>	<b>136</b>	<b>170</b>
<b>3056 Neyagawa development (FSI 5.5)</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>	<b>1215</b>
<b>Province minimum density: 160 people &amp; jobs per hectare. 85% people.</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>136</b>
<b>Oakville target: 200 people &amp; jobs; 85% people</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>	<b>170</b>
<b>Neatt Proposal (70% 1 bed)</b>	<b>Units:</b>	<b>2278</b>	<b>@ 2 ppu:</b>	<b>4556</b>	<b>Per hectare (3.75)</b>	<b>1215</b>			
<b>Comparative population densities</b>	<b>Hong Kong</b>			<b>Manhattan, densest areas: Average is 270. Maximum is 640 in Upper E Side.</b>			<b>Province</b>		
			8		<b>Vancouver Yaletown Paris</b>				



# Stop playing defence

- Developers killing Oakville with a thousand cuts
  - Neyagawa, Uptown core, Palermo, Bronte, Kerr .....
  - Cumulative impact disastrous
  - Developer greed; Zoning and OP changes
  - This system is stacked against Oakville, in favour of developers
  - Your public says: NO!
  - Time to change the game



# Change the game:

## a) Now is the time....

- Province housing strategy so far is failing:
  - Empty condo towers - aimed at investors who are walking away
  - Expensive to build, tiny apartments - no market
  - Housing starts way behind what is needed

**In Toronto condo land, the investor buyer has left the building**

SHANE DINGMAN > REAL ESTATE REPORTER  
TORONTO  
PUBLISHED FEBRUARY 26, 2025

**Toronto preconstruction condo prices fall as glut of unsold units grows**

RACHELLE YOUNGLAI > REAL ESTATE REPORTER  
PUBLISHED JANUARY 16, 2025  
UPDATED JANUARY 18, 2025

**BUSINESS**  
**Toronto and Hamilton-area new condo sales plummet to their lowest level in nearly thirty years**

## How to change the game

### b) Province and the Minister of Municipal Affairs and Housing can change the game overnight...

- Ask Minister to enforce Oakville FSI at minimum 75 and maximum 170 housing units per hectare in urban core areas without right to appeal.
- Exceeds Province minimum density, sets land values and gives planning certainty to developers and landowners.
- Benefits to Province, Oakville, and more...
  - More reasonable land prices,
  - Quicker builds, more housing quicker,
  - Liveable mid rise communities,
  - Wood construction, local builders, sustainable, etc...
  - Less concentration, crowding and pressure on infrastructure, traffic, and community amenities
  - Liveable housing for a green Oakville, quicker.
- Start with 3056 Neyagawa!