



TOWN HALL COUNCIL MEETING:

Draft Proposed Official Plan

Amendment (OPA) No. XX, By-Law

Number 2023 ### for Midtown

Oakville.

BILL MCCREERY,

BACHELOR OF
ARCHITECTURE, UNIVERSITY
OF TORONTO

MEMBER: ONTARIO
ASSOCIATION OF
ARCHITECTS 1979 - 2022

FORMER ARCHITECT.

JUDY MCCREERY,

MASTERS OF BUSINESS
ADMINISTRATION,
UNIVERSITY OF TORONTO

MASTERS CERTIFICATE IN
PROJECT MANAGEMENT,
SCHULICH EXECUTIVE
EDUCATION CENTRE

There is significant variance in population and density estimates for the Oakville Midtown Development that warrant further investigation.

Impacts to the entire Town of Oakville need to be assessed and addressed.

AT ISSUE

Population Forecasts: Variances at a glance.

Forecasted by	2031	2051
Town Staff	20,600	41,000
Councilors (JH-T & DG)	70,000 – 90,000	70,000 – 90,000
B. Sprawson		125,000 – 200,000

These are not scalable metrics. An Independent Third-Party Peer Review needs to be completed BEFORE decisions are made with respect to the proposed Official Plan Amendment ('OPA'). Findings to be made public.

Focus of Third-Party Peer Review:

1. Assess and report back to Council on the efficacy of the population forecasting methodology used by town staff.
2. Provide a population forecast at key milestone years (i.e., in increments of five years through to 2051.)
3. Review, assess and make recommendations regarding the validity of the draft OPA
4. Assess and report if the Draft OPA may proceed in its current state, or if it requires amendments that are: (a) Marginal, (b) Medium, (c) Material/Significant.
5. Make recommendations on approaches to return the OPA to schedule to meet milestone deadlines.

Broad Review of Impacts

The Midtown Oakville Development will impact many other areas of Oakville.

A holistic Impact Assessment needs to be completed and shared publicly before discussion of the OPA is finalized.

Judy McCreery