

Chartwell Maple Grove Residents Association

Delegation to Council concerning Midtown development. Council Meeting May 23rd, 2023

Mayor Burton, Councillors, Town staff, Ladies and Gentlemen, Good Evening, and thank you for this opportunity to present CMGRA views concerning the development of Midtown .

CMGRA has supported in previous submissions and continues to support development in the area known as Midtown, because it is a unique location, currently underdeveloped and, as such, an opportunity for redevelopment and densification.

1. Just building condos in accordance with developers` proposals will not result in a complete community. The growth targets have been established by the Province, of initially 20,000 by 2031 and are estimated as many as 68000 at build out many years in the future. As Town planning documents have clearly stated this development will require all of the components of a complete community in order to accommodate and serve the new residents.

Success in this endeavour will be evidenced by a strong interest in locating in Midtown by home seekers, and an acceptance and integration with the existing community in Oakville.

The development has to be attractive for new residents to want to live in Midtown.

2. To achieve this success CMGRA has identified 5 key issues which in our view will need to be addressed to ensure that Midtown becomes a complete community.
 - 2.1. *population density.* brings with it the need for social space and social interaction opportunities to avoid stress from overcrowding and dissatisfaction within the community. Concerns have been raised that the planned density is excessive and much higher than current densities in downtown Toronto, and US cities.
 - 2.2. *Building heights* In taller buildings residents and in particular Seniors tend to become isolated due to lack of social interaction opportunity. In addition timely response of emergency services is more challenging as the building increases in height. (CLRT 18 May 2023)
 - 2.3. *Mobility issues* At present Midtown is cut off from adjacent areas to the North (QEW), East (Trafalgar Rd), and South (railroad). Each of these corridors will require improved access both for pedestrians and vehicles. This will require the cooperation and support of MTO and Metrolinx to provide effective safe solutions. Their role in any planning is critical.
 - 2.4. *Parkland, recreational facilities.* Currently it appears that minimal green space will be available in Midtown. This is unfortunate and will reduce the appeal of the development, and its success. Examples from somewhat similar development,(specifically Vancouver), have demonstrated the need for a green space “escape “ from hi rise condos.
 - 2.5. *Financial Impact of infrastructure costs.* With the reductions in development charges provided from developers, there will be an urgent and evident need for financial support from senior levels of Government who have mandated this growth and the schedule.

None of these are trivial issues and will require determined commitment to achieve a complete community in Midtown. It is a step forward that a Director for Midtown has been appointed and a consulting team retained to address this issue.

CMGRA has consistently supported development in Midtown. In this endeavour we have also consistently supported both our Town`s, as well as our neighbouring Residents Associations`, goal of a complete (affordable and attractive) community, Success in achieving this will be to the benefit of both new and existing residents, and the developer community. Our view has always been that the complete community must serve the people who live there.

It remains our goal of achieving Livable Oakville in Midtown.

DaveMallen, Director ,CMGRA