



## **Our Vision**

The Oakville Community Association wants to contribute to creating an engaged, safe, caring, and vibrant community where all residents enjoy a positive quality of life

# MIDTOWN PROPOSAL



**Against our Vision**

# DENSITY OF RESIDENTS PER HECTARE- MIDTOWN COMPARED TO MANHATTAN

## Midtown

- 200 ppl/ha minimum target by 2031
- 400 ppl/ha target by 2051
- 1165 ppl/ha based on current proposals extrapolated over the total 103 hectares

**More than Manhattan? Why?**

## Manhattan

- 280 ppl/ha

# TRANSPORTATION AND INFRASTRUCTURE

- The Transportation Report dated June 2014 marked as Final Report clearly sets out in section H on pages xi and xii the road design proposed for Midtown.
- There is no mention of the immense cost of the infrastructure and how it would be financed in conjunction with the province.
- A failure to complete the majority of the infrastructure improvements at an early stage would cause serious traffic congestion in the short and medium term of the development

Trafalgar Road and QEW Traffic  
is already heavy

# SHADOWS

- A review of the Shadow Impact Study dated April 25, 2022, of one of the towers proposed at or near the corner of Cross Avenue and Argus Road depicts a significant impact on the surrounding areas as reflected in the examples.



December 21st - 9:18 am



March 21st - 9:18 am



September 21st - 6:18 pm

# FLOODPLAIN/SPILL ZONE

- In 2020 Conservation Halton completed the mapping of the spill from the Morrison-Wedgewood Diversion Channel and confirmed that the Diversion Channel will now spill in the event of a major storm and the spill zone has only been mapped to the QEW as per the Conservation Halton ARL inserted below.
- The spill mapping should be completed to determine the risk of flooding in event of a large storm within the Midtown proposed development area, which could be consistent with Section 2.5 of the MNRF 2002 Technical Guide River & Stream Systems: Flooding Hazard Limit. Section 2.5 confirms that,  
  
“Municipalities and planning boards should show or describe flood plain lands in their official plans and incorporate policies to address new development consistent with the policy statement.”

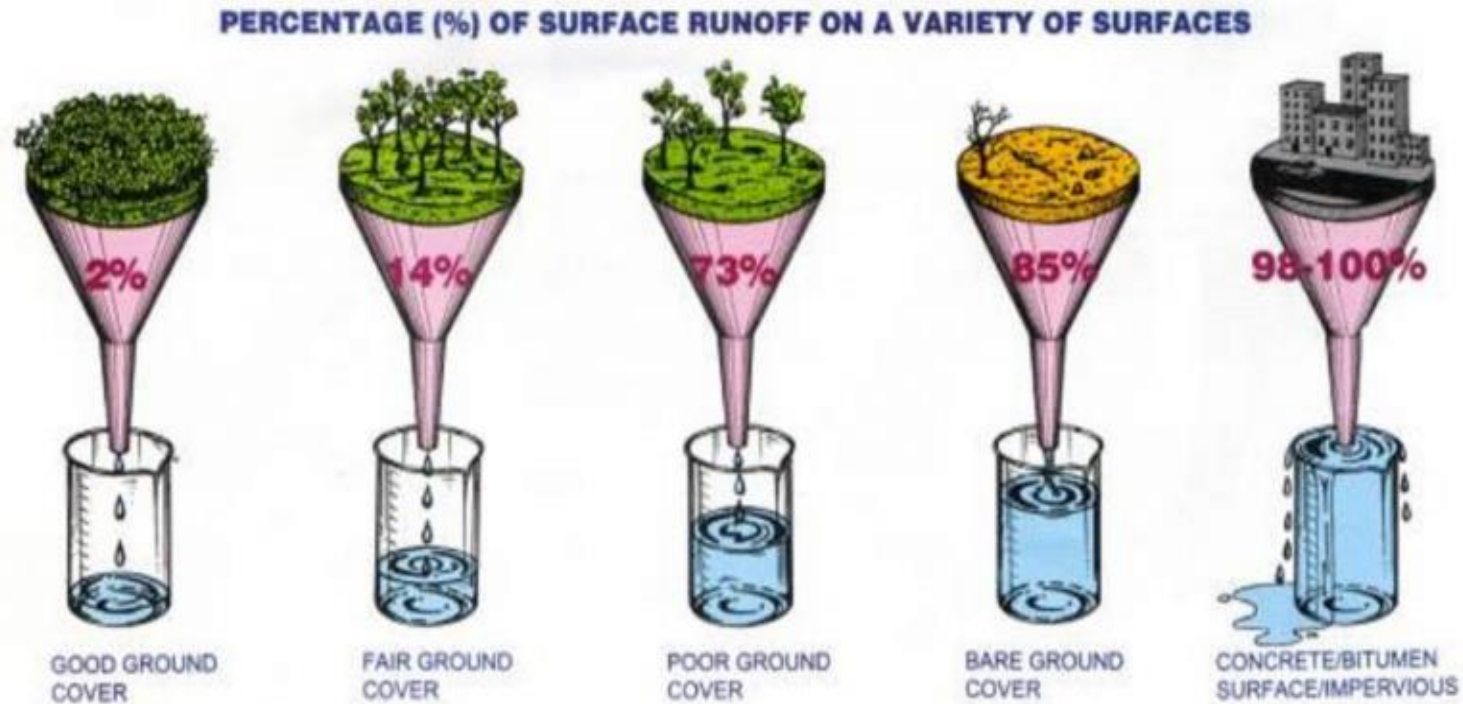


# SPILL ZONE – BLUE ARROWS





# MORE RUNOFF WITH INCREASE IN IMPERVIOUS SURFACES





# PROVINCIAL POLICY STATEMENT 2020 (PPS)

- Section 1.6.6.7 of the PPS includes policies for stormwater management planning, including that it shall mitigate risks to human health and safety, property and the environment

Midtown will increase the risks for residents downstream



# COMMENTS FROM OCA MEMBERS

- Gross. Are we trying to look like Mississauga
- So sad what is becoming of Oakville
- Cross Avenue will become at 8 lane expressway to handle the traffic
- Ugly as sin. Whoever came up with this ridiculous idea should be fired.
- Disgusting
- Horrible
- Totally out of control...high rises like we have never seen before in Oakville.
- The municipality clearly wants to completely destroy all that is beautiful about Oakville!



# SUMMARY

- Residents are not happy with the proposal at Midtown
- Density could be higher than Manhattan and some cities in China and it is not needed to meet the Provincial targets
- Increase of impervious surfaces will cause increased risks for residents
- Shadows from highrise buildings will cast shadows over existing neighbourhoods
- Morrison-Wedgewood Diversion Channel will spill in a major storm and the spill arrows currently stop on the QEW – mapping must be done
- Official Plan should adhere to the MNRF 2002 Technical Guide River & Stream Systems: Flooding Hazard Limit by including the floodlines in the Plan
- Section 1.6.6.7 of the PPS should be followed and mitigate risks to human health



# REMINDER

## Articles of the 2000 Flood in Oakville





# REMINDER

## Articles of the 2000 Flood in Oakville

FRIDAY, JULY 7, 2000 48 Pages 75 Cents (Plus GST)

### Flooded homeowners still recovering from devastation

#### Mayor promises action

By Howard Moxel  
OAKVILLE BEAVER STAFF

While most people have put the night of May 12th behind them, there are other residents for whom the storm that ruined their homes remains a daily nightmare.

It was an emotional evening at Town Hall on Tuesday as homeowners who live alongside Munn's Creek - notably Culham Street, Osbourne Crescent and Otter Crescent - painted Council a grim picture of flooded basements, raw sewage, destroyed belongings and frustration over the handling of the aftermath.

Following hours of recounted hardships, however, mayor Ann Mulvale vowed to do whatever is necessary to find, and then immediately implement, solutions to the ongoing

Munn's Creek problem.

"If there need be a re-ordering of capital priorities, there will be a re-ordering of capital priorities," she told the packed chamber. "The safety of the people of the community is our number one concern."

This placated some residents while others, whose nerves are plainly frayed, were more demanding.

"The condition of the creek is a disgrace," said Clayton Willet, whose home suffered \$80,000 in damages and lost \$20,000 in landscaping.

(See 'Homeowners' page 3)

today's paper Real Estate 20, 29 Special Supplement

Friday, July 7, 2000

### Homeowners cringe every time it rains

(Continued from page 1)

ing plus his car. "What more do I need to lose before anyone's listening?"

Homeowner Donna Wedgubary says her home still reeks and that mold is growing everywhere.

"None every time it rains, I cringe," she said.

Public Works Director Ray Green - who agreed that "every crack of thunder" sets residents' nerves on edge - explained that in the short-term, heavy equipment is on call to keep the culvert under Culham Street clear of debris.

As for the long-term, Mulvale told residents that the investigation into solutions will not drag on as some of them fear.

"Trust me, (the investigation) won't go on for three years," she said.

Prior to Tuesday's Council meeting, the Town expanded the scope of an already-approved Munn's Creek study to include flooding issues and to bring forward solutions. According to Green, the process will be fully open to the public and residents' input will be welcome. The report should be submitted to Council early next year.

Relief can't come soon enough for Osbourne Crescent homeowners Merle and Gordon Soucie, who watched in horror on May 12th as water filled their entire basement and flooded the main floor to a depth of two feet. Sewage then backed up through the toilet, shower and even the kitchen sink. Amongst their other belongings, the Soucies had 4,000 books in their basement.

"My husband and I had to be taken out of our home by boat," said Marie Soucie, who can't return to her house for a couple more months. "You had to be there to realize the full extent of what was happening."

Good Soucie said too much has been made of the "storm of the century" label given the night of May 12th since he said their home was flooded out during the first third of the downpour, well before its peak. This, he added, marked the third time in seven years they've been flooded.

"You have a deteriorating situation there. The culvert is falling apart," he said. "This is no act of God. It is an act of engineering."

Willet said that during a downpour last week the creek dammed up after only 15 minutes of rain, underscoring Soucie's assertion that everyday rainfall - not just rare storms - are a danger.

"You literally panicked and don't want to lose my home," said Willet.

Irene Cairns, of Osbourne Crescent, told how 16 inches of sewage in her home caused \$40,000 in damages.

"It was horrendous," she said.

### THE OAKVILLE BEAVER



Photo by Barrie Erskine

An Oakville firefighter through a flooded Osbourne Crescent during the May 12th storm.

"Everything was contaminated."

Bob Downey, of Culham Street, told Council his basement had two to three feet of water in it by storm's end.

"It was a very stressful time for our family," he said.

The Town's insurance adjuster returned to the scene of the flooding last weekend and visited a total of 67 properties known to have suffered damages as a result of the flooding as well as neighbouring properties.



Photo by Peter C. McCusker

This large culvert at Culham Street was one of the flashpoints of the May 12th storm which saw Munn's Creek overflow and flood many homes in the area. Public Works now has a back hoe on call when rain is imminent to keep the grate clear.

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# WE NEED TO LEARN Saw-whet Development

## InsideHalton reported on April 16, 2015

Oakville Mayor Rob Burton called Bronte Green's development proposal "really, really bad." He charged there would be negative effects on the eco-system and that the development could threaten properties further south along Fourteen Mile Creek with flooding.

"There is more than the Saw-Whet owl at stake," he said. "There's the basements and the property and the lives of the people downstream."

## Oakville Beaver reported on July 4, 2017

### Oakville councillor 'baffled' by agreement

On Tuesday, July 4, Ward 4 Regional & Town Councillor Allan Elgar told the *Oakville Beaver* the Town's deal with Bronte Green "baffles me" because the developer got approval to build more units than originally requested.

"What I hope becomes clear to the public is that the OMB ruling regarding Saw-Whet is simply a rubber stamp of what the Town and the developer had already negotiated," said Elgar.

"On top of that, Oakville had already met its growth forecasts to 2031 without Saw-Whet."

**We need to learn from Saw-whet  
and not let history repeat with Midtown.**



# **OCA CAN NOT SUPPORT MIDTOWN because**

- It will not create a safe, caring, and vibrant community where all residents enjoy a positive quality of life for all Oakville residents
- The proposal does not fit within the character of Oakville
- It will create a situation of potential increased risk to property damage and threat to life due to increased flood risks



**THANK YOU FOR LISTENING**

**Sincerely,**

**OCA Board of Directors and our Members**