

Mayor and members of Oakville Council  
c/o Town Clerk

May 23, 2023

**re: Draft Proposed Midtown Oakville OPA, May 3, 2023**

Mr. Mayor and members of Oakville Council, thank you for your time and service in helping make Oakville an incredible community and place to call home.

My name is Ken Miner, and I am proud to have raised my family in Oakville, on Maple Ave since 1992. I am writing to add my voice to the draft proposed amendments to the Midtown Oakville Official Plan.

Below are specific proposals to change the draft amendments that would have significant and positive outcomes for the residents of Oakville today, and tomorrow.

You have already seen the robust analysis carried out by Ben Sprawson that reveals the current proposed amendments to the Midtown Oakville OPA would permit potential densities in the Mid-Town Core that are orders of magnitude higher than contemplated and presented to the community in the run up to this Midtown OPA dated May 3, 2023.

While I am very supportive of growth across Oakville and particularly in the Mid-Town Core Area, I believe the May 3 Draft can and should be improved and propose five specific changes that would yield positive benefits to the existing and future residents of Oakville.

1. Mandate the development of a “Master Plan” that sets out a wholistic framework to ensure the Mid-town core is developed in the Livable Oakville way we have envisioned, rather than a set of rules that sets up a scenario where each plot is developed based on how another Mid-Town Plot was developed potentially enabling an outcome far different that we envision.
2. Limit the density of blocks being developed to a FSI (Floor Space Index) of 4 (the current proposal is a FSI of 10+ which sounds like unlimited to me). The analysis conducted by Ben Sprawson demonstrates a viable 20,000 density, satisfying Oakville’s commitment to the province. Although I have trouble envisioning how a density greater than Liberty Village in Toronto can be accommodated in a way that is compatible with our Livable Oakville vision, densities that are orders of magnitude higher Liberty Village feels completely inconsistent with a Livable Oakville vision.
3. Re-introduce constraints that have meaningful impact of the ultimate outcomes within the Mid-Town Core – Maximum building heights, limits on the total number of buildings that can exceed a certain height, increase the difference between building heights, lower the maximum height of podiums, increase the required space between buildings. These would all serve to ensure the community developed has the much-needed light and space needed to meet our Livable Oakville vision.
4. Ensuring that green space requirements are a shall requirement and not a should requirement. Green space that is not designed in at the beginning, will be unavailable forever.
5. Given the significant gap between the 20,000 density that has been the source of debate for the past number of years, and the May 3 Draft that would permit the potential of orders of magnitude higher density, together with the billions of dollars that will be spend constructing the Mid-Town Core with a resulting revenue stream to Oakville, assign a budget to hire expert urban planning resources to find solutions that will deliver on our Livable Oakville vision.

Thank you for your time and attention.

Sincerely,

Ken Miner  
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