

Committee of the Whole - Midtown Oakville Meeting
January 30, 2024

Comments Received Regarding Item 5.1

Midtown Program – Proposed Land Use Concept

Dear Members of Council and Town Staff:

I would like to express my grave concerns over the current plans for Midtown Oakville. I have been following this process since its inception. I am all for supporting responsible growth and believe that Midtown could become a wonderful place to live and a great addition to our town.

This is the biggest development Oakville has ever seen with building heights we have never seen before. We need to ensure our plan is compatible with the size of land available and ensures the livability people deserve. It should be about quality and not quantity.

I am extremely worried about the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The consultants were asked to come up with a new strategy. Instead, all they have done is present us with essentially the same "tall tower" plan which allows for excessive growth in midtown with a lack of amenities and is well beyond what that land can sustain for healthy living.

The province put forward in 2022 a "More Homes Built Faster Act". Building tall towers will not get more homes built faster. The higher the building the longer it will take to construct. Building midrise units will allow homes to be built faster, will be more environmentally friendly and will provide a human-scale approach where it feels like a community. Do you imagine a mum taking her toddler down 40 stories for some fresh air and a stroll around the block? Do you imagine seniors feel connected to life when they are sitting on the 45th floor and they can't distinguish people, but just see blobs below?

There are many other ways that the town can exceed the province's growth targets without jamming them into midtown. On Cornwall Road close to midtown we have the Whole Food plaza, the Longo's plaza and Maple Grove Plaza. All of these areas are single-story buildings. There is room to add density by adding 2-4 floors above the shops. There is also the ability to add several stories to Oakville Place. This would allow density to be added in places that already have infrastructure and amenities where people can shop, eat and get services without having to get into a car.

The current OPA also does not address the traffic issues. This is already a high volume traffic area that has severe congestion issues. If you build a midtown that does not adequately provide for the residents they will be getting in their cars to drive to other parts of town to get it. You will then have the commuters from the GO train leaving at the same time as families will be trying to get their children to their after-school activities or to the parks to play. The network of roads will not be able to sustain these additional vehicles.

The Ontario Land Tribunal states that Oakville is required to optimize land use, not maximize it. I agree and believe that the Official Plan Amendment should reflect this approach.

This is your legacy. Are you proud to put your name on the current OPA as it stands? Residents do not feel that you have been listening to them and they will certainly let you know about it when the next election rolls around.

Kind regards,

Anya Dunning