

Good evening,

I applaud the efforts to balance Residents' concerns about height, density, congestion, nature, and safety AND Developers' fears about lower density, too many parks, and non-residential uses needed for "complete communities."

But non-resident Developers naturally want to maximize profit, while Residents deserve livability. I grew up in Ward 5; I had a home in Ward 2; and I, like my family, have lived in what is now Ward 3 for 2 centuries. Sadly, my sons, both professionals, cannot dream of an Oakville home.

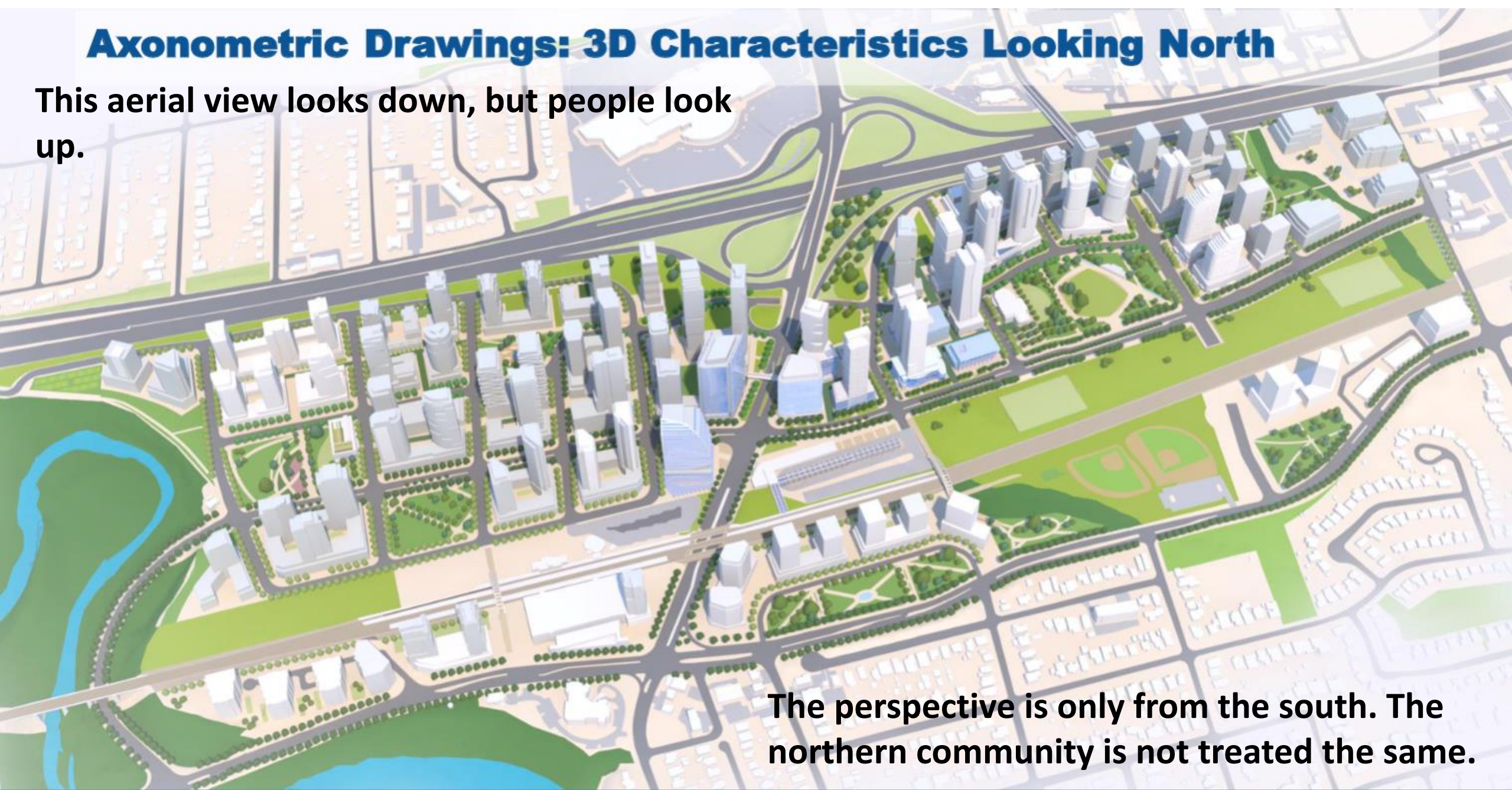
Questions

- 1) Who will Midtown house?
- 2) How will Midtown be integrated? Transitioning and Costs?
- 3) What characterizes it as *Oakville*?
- 4) How can we plan on predictions?

To start, residents want lower heights. Sadly, the long-promised 3-D pictures disappoint.

Axonometric Drawings: 3D Characteristics Looking North

This aerial view looks down, but people look up.



The perspective is only from the south. The northern community is not treated the same.

Ontarians need affordable family housing

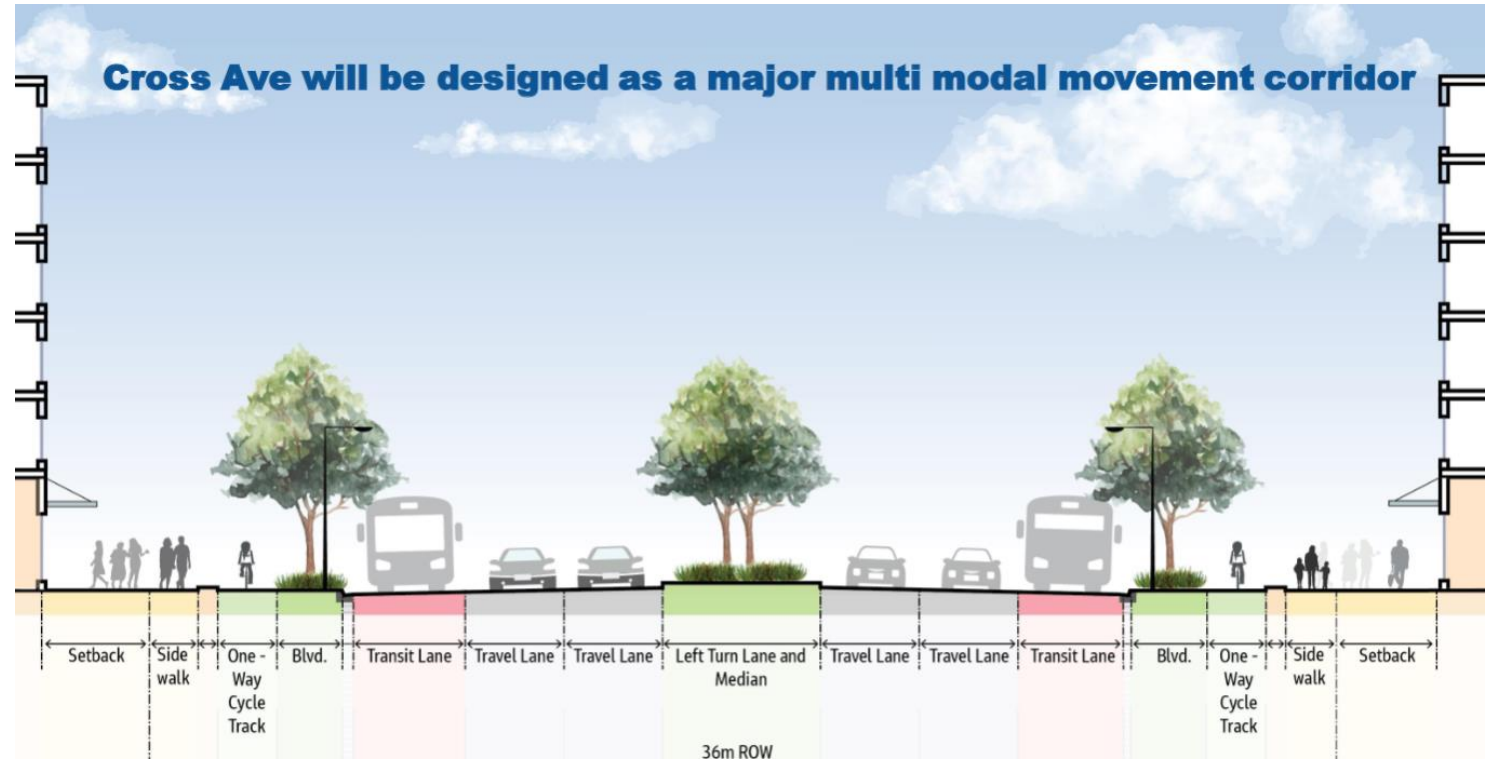
- For families, these concepts are not promising.
- We see determined plans for High Density, but plans for affordability, unit mix/size, parking, emergency services, and other vitals are vague.
- There's mention of non-market housing with **affordable** and **attainable options**, but no definition.
- There's talk of **supporting innovative solutions** for rental, affordable, assisted, and vulnerable (homeless?) housing. We all want innovation, but in posing alternative standards, the only suggestion is reduced parking.
- Good for developers, but not families who must drive to access services.
- The plan for affordable housing, like parks, looks to **Town-owned** land.
Where?

- We need homes for newly arrived, multigenerational families and young people who are leaving Town, desperate to build a full life.
- But it looks like Midtown is being planned for:
 - Transitory residents;
 - Commuters who mainly work and shop elsewhere;
 - Investors in condos, losing their attractiveness even in Toronto;
and
 - Offices and retail when the world has moved online.

Schools?

- Slide 71 says schools can provide services and civic interaction, but there's little room for them. Slide 73 mentions "future" opportunities, but it's only a hope.
- Currently the plan is for **3 schools**. (slide 29).
- In 2021, 47 elementary schools served our 214,000 residents, at a ratio of 1 school for 4,500 residents; 11 secondary schools served at a ratio of 1 school for 19,000.
- Applying those ratios, Midtown would need **more than 5 elementary (E) schools in 2041** and **more than 7 in 2051**. It would need **a high school (HS) by 2031 or bus 12,000 teens. By 2041, over 24,000** would need a **HS, and by 2051** the population would warrant **2**. The long-term vision for **52, 000** (slide 21) would demand **15 schools**. There's **no room for these** in 43 hectares.
- Based on estimates, schools would be over-capacity immediately, necessitating portables (but no school yards for them) or busing, causing more pollution and traffic.
- This lack of planning seems not an oversight. Midtown is not planned to optimize family living, or school sites for vibrant community life.
- "Exploring more urban school forms" (slide 70) cannot overcome the lack of spaces to put them.

- Billed as an active **TRANSPORTATION** community, Midtown's plans spell serious safety concerns, especially for the vulnerable.
- Cross Avenue shows 6 lanes AND 2 turn lanes. Trafalgar is already home to many memorials for pedestrians killed, particularly vulnerable seniors crossing from their condos to Raba or the Medical Centre.
- What about children crossing roads for school?



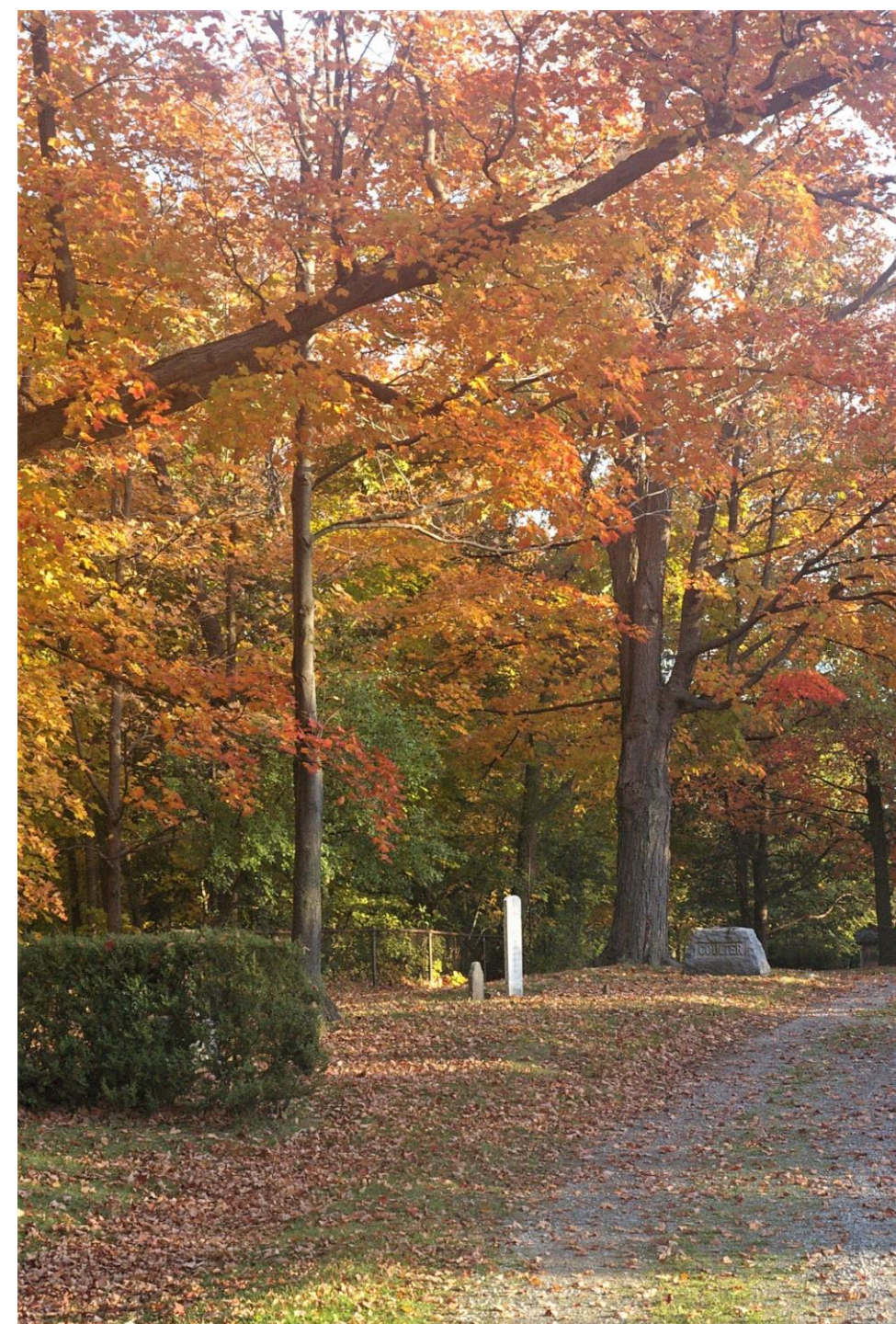
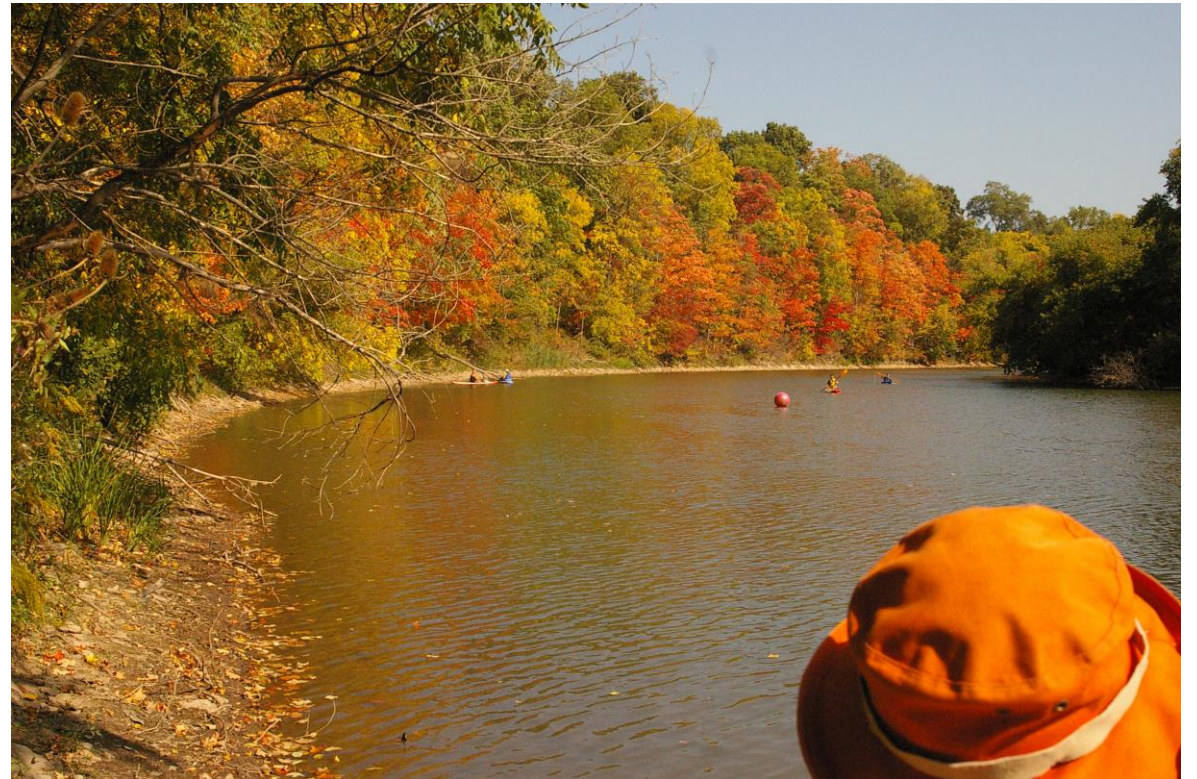
The plans don't address the need for RECREATIONAL FACILITIES like Fields and Community Centres

- The Oakville's *Parks Plan 2031* (A. II, p.8) states: “ Just like a suburban dweller is required to travel...to... utilize ...amenities, the **urban dweller will be required to go elsewhere...to find...recreational opportunities...This is simply part of the trade-off.**”
- Trade-off for whom? Who's benefitting?
- Oakville's children should have playgrounds and safe areas in parks and schoolyards.
- Elementary school recesses will be a challenge; high school sports, impossible.
- Schools provide the rest of Oakville's children with a range of recreational opportunities.
- Midtown's children will be disadvantaged in a **high-priced “ghetto” alongside a noisy, polluted highway/rail corridor.**

SERIOUS ENVIRONMENTAL and HEALTH and SAFETY CONCERNS

- Midtown features **too much concrete (with its huge carbon footprint) and not nearly enough green** in an area already known to have serious air quality and environmental issues like flooding and noise pollution.
- Having grown up within 250 metres of Midtown, I and my family have suffered many respiratory problems.
- My mother's and her neighbours' homes have flooded repeatedly. The conservation authority has cautioned about these floods and spills.

Additional runoff into the Creek could cause significant erosion to the banks and threaten the Heritage Cemeteries on Lyons Lane.



SERIOUS ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS

- The towers planned along the Sixteen prevent visual access to this treasure, never mind threatening the **significant cultural and natural heritage**: the 5-acre pioneer cemetery, the community garden...

