

There has been no consideration of European-style density - lower buildings along verdant streets with shopping and other amenities. Midtown focuses on height. While planners may hope for only a few well-spaced pointed towers, once zoning is changed nothing will stop developers from forming a **barrier wall** between north and south - with the corollary of dangerous, bottleneck traffic.

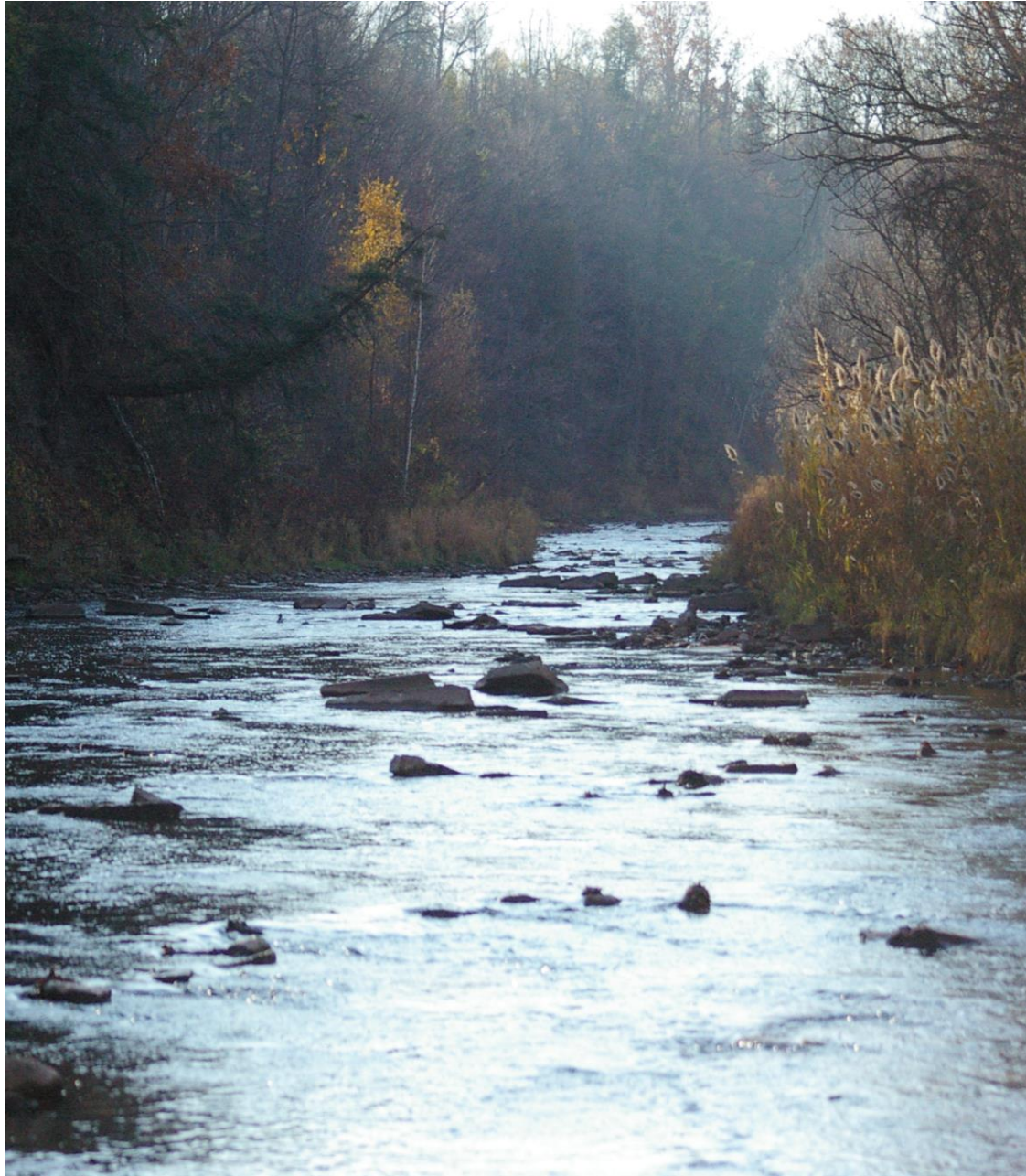


The templates for Oakville - in the UK, Australia, and the US - are not comparators. These cities intensified through organic growth. They did not say “if we build the towers and offices they will come”.

Planning is great, but Midtown and its neighbours should not be asked to carry an inordinate share of growth, and the stresses it will put on the environment and traffic (with years of construction delays).

Heights and zoning should allow for all residents to interface with the water's edge and link the ecosystem with the fabric of the community. Towers can't act as Oakville's signature. Towers can't be fences blocking public access and views, and separating neighbourhoods. Despite best hopes, highly-priced condos will only increase prices and threaten established neighbourhoods.





3) What Characterizes Midtown as Oakville?

Slides 57-63 speak of “signature” spaces. Slides 64 and 65 show a 48-storey gateway into Oakville but pointed towers do not “signal” our Town’s distinctiveness.

The Lake, the Harbour, the 16, the canopy and green spaces, the history of this port town-transportation centre, Glen Abbey, and the persistence in identifying as a Town – these are what make Oakville distinct. These are absent – not one graphic shows a water view.

“Why Plan for Growth to 2051 and Beyond?” asks slide 12.

While we cannot predict actual growth by 2051, nor long term investments and market forces, we do know that we need affordable, family-friendly homes, not condo towers, NOW.

I’ve always loved the sign on our secretary’s desk: “Lack of planning on your part does not constitute an emergency on mine.” Neither Midtown nor Oakville can solve the country’s housing problem. Oakville cannot afford over-densification, financially or in quality of life.

Finally, over-densification threatens the many protected and endangered species who live in the adjacent 16 Mile Creek habitat.

Thank you for your time and patience in listening to my heartfelt concerns.