

# **SUMMARY**

**Town of Oakville Special Council Meeting  
Tuesday, February 27, 2024**

**Joint Delegation on Midtown from Ward 3  
Residents' Associations**

**(Chartwell-Maplegrove, Joshua Creek, Oakville Lakeside, Trafalgar-Chartwell)**

# Midtown Oakville will be developed

- **Affordable housing crisis**
- **Oakville must grow**
- **Provincial policy, population targets and timetables**
- **Transit-oriented development**
- **Property-owners expectations**

# High probability of error

- **We are preparing for a new city of 50,000 people to be built on 1 square kilometre in the middle of our town during the next 28 years,**
- **... relying on landowners to build it,**
- **... but this is not business-as-usual.**

# Consequences of getting it wrong

- **No do-overs.**
- **Incomplete community.**
- **Intense traffic gridlock on Trafalgar and Cornwall in the vicinity of Midtown.**
- **Stranded assets.**

# Defects with key assumptions

- **Built-out population ~74,000.**
- **Out-of-date PPU (person per housing unit).**
- **Focus on ultra-high residential towers.**
- **Late delivery of social infrastructure.**
- **Transportation Master Plan not in OPA scope.**
- **Cost estimates not in OPA scope.**
- **Maximize population (“Don’t waste space!”)**

# Summing up

- **We agree that Midtown must be developed and that it must be populous.**
- **Nevertheless, we think there is significant downside risk with the Midtown project.**
- **We advise proceeding carefully. Resist being rushed.**