

## **Our Vision**

### **The Oakville Community**

**Association wants to contribute to creating an engaged, safe, caring, and vibrant community where all residents enjoy a positive quality of life**



# **PLANNING AND DEVELOPMENT COUNCIL**

## **APRIL 22, 2024**

### **MIDTOWN PROPOSED OFFICAL PLAN AMENDMENT**

**How did we get here and why?**



# **MIDTOWN SUMMARY REPORT DATED FEBURARY 15, 2024**

## **still unanswered questions**

**The Province differentiates between Toronto Urban Growth nodes (400 people and jobs per Ha) and Midtown (200 people and jobs per Ha).**

**Why do we have a proposed plan that is at or greater than the scale of Toronto in terms of density.**

**As some residents have expressed: the Town cannot make a developer build, and as such, why are you putting more height to make up for Home Depot or other land-owners not committing to grow by 2051?**

**The consultants referenced multiple times 32,000 people and 17,000 jobs by 2051 and also stated that the build out estimate is 75,000 people and jobs. WHY?**

# **CONSULTANTS' OUTLOOK IS FLAWED**

**The consortium's inclination towards tall buildings and high-density developments have impacted their decision-making and planning processes for proposing designs and constructing buildings that are more appropriate for Midtown and Oakville.**

# CONSULTATION PROCESS

The feedback on the Midtown consultation process highlights concerns about transparency, lack of consideration for alternative views, biased presentation of concepts, limited community engagement, inadequate information for informed decision-making, and questionable transparency and integrity in decision-making at the municipal level.

**Key points of criticism include:**

- **Lack of Consideration for Alternative Views**
- **Biased Presentation of Concepts**
- **Lack of Opportunity for Informed Decision-Making**
- **Questionable Transparency and Integrity**

## **LACK OF CONSIDERATION FOR ALTERNATIVE VIEWS:**

**The public consultation process seemingly neglected suggestions made by members of Council, residents' associations, and residents. Alternatives presented during Town Hall Meetings were not shared with the public, potentially limiting the scope of feedback and decision-making.**

# **BIASED PRESENTATION OF CONCEPTS:**

- **The consultants conducting the public consultation were perceived to be biased in their presentation of the proposed concepts, potentially influencing attendees to favor tall buildings and high density without being presented with alternative options.**
- **The absence of information on how the 473 online viewers were encouraged to provide feedback on the concepts, as well as the limited details on attendees (160) interaction with the interactive booths, raises questions about the depth of community engagement and input considered in the decision-making process.**

# **LACK OF OPPORTUNITY FOR INFORMED DECISION-MAKING:**

**The absence of metrics on the demographics of users (18,000) and impressions (32,000), as well as the focus on only three specific concepts without presenting alternatives, suggest a lack of context for attendees to make informed decisions on the Official Plan Amendment.**



# **QUESTIONABLE TRANSPARENCY AND INTEGRITY:**

- **The overall process is characterized as distorted, misrepresented, and misleading, raising concerns about the transparency and integrity of the decision-making process.**
- **The passing of minutes on February 27 under questionable circumstances reflects poorly on the Mayor and Town Council.**

# OCA LETTER TO MAYOR BURTON DATED MARCH 28, 2024



March 28, 2024

**DELIVERED BY EMAIL**

Mayor Rob Burton  
Oakville Town Hall  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Mayor Burton:

**RE: MIDTOWN CONCERNS OF THE COMMUNITY NOT ACCURATELY RECORDED REFLECTS A LACK OF TRANSPERANCY AND INTEGRITY**

The Town Staff and the Consultants for Midtown are listing the issues brought forward by residents, and Residents' Associations in many delegations to the Midtown Committee as a Whole and the Planning and Development Council, but they are not listening.

In particular, concerns about high density and tall towers have been expressed over and over to the Midtown Committee as a Whole and the Planning and Development Council, but somewhere along the line confusion has set in, which is very concerning.

At the March 25, 2024, Council meeting Councillor Haslett-Theall raised an issue in regards to the passing of the Minutes from the Special Council meeting on February 27, 2024, because they did not reflect the actual comments from a February 15, 2024, Midtown Open House. In particular, the staff report entitled "Midtown Program" reporting on the feedback from the February 15, 2024, was indicated as being received by Council in the February 27, 2024, Minutes.

The Staff Report stated that the team from Jacobs (Midtown consultants) summarized the feedback, and the feedback misstated that there was support for tall towers, densification, and dense housing. See inserted below an excerpt from the Staff Report dated February 20, 2024. The full report can be found by using the below link.

<https://pub-oakville.escibemeetings.com/filestream.ashx?DocumentId=66139>

2. Height and Density Booth
  - This booth received the most feedback/engagement from the public
  - Support for tall towers, densification, mixed heights
  - Concerns about no height caps, environmental impacts, livability
3. Housing Booth
  - Support for affordable, diverse and dense housing in complete communities
  - Concerns about affordability, tall towers and realizing the promises in the plan, adequate amenities

It is evident by the numerous delegations that the community and residents' associations, including OCA, do not support tall towers and high density.

Unfortunately, Mayor Burton did not allow this mistake to be addressed, and dismissed it completely. The big question is why, and why is he not ensuring that the comments from the community and the residents' associations are recorded properly in the Town records?

OCA has raised many issues in their delegations to the Planning and Development Council and the Midtown Committee as a Whole regarding Midtown, including not supporting tall towers and high density. See below links to our first presentation given on May 23, 2023, and our most recent on January 30, 2024.

May 23, 2023, Midtown presentation

<https://www.dropbox.com/scl/fi/53ve41evrp2q576ad3apn/Midtown-PowerPoint-00392946xFBDAAPPTX?rlkey=ug6f73vnb2d3quskbw5actf4&dl=0>

January 30, 2024, Midtown presentation

<https://www.dropbox.com/scl/fi/p2pvrpmicp50i2143rqap/January-30-2024-PowerPoint-presentation.pptx?rlkey=kzq4bm3lqc3ce09aun8jq10i&dl=0>

In Summary:

1. Town Staff and the Consultants retained by the Town are not listening to the concerns raised by residents and Residents' Associations as evidenced by the inappropriate categorization of the complaints outlined in the February 20, 2024, Staff Report.
2. The incorrect passing of the minutes for the February 27, 2024, meeting, which in essence passed misstating comments and feedback breaches section 224 – Role of Council of the Municipal Act, 2001, S.O. 2001, c. 25 ("Municipal Act"). In particular section 224 (d.1) states, "to ensure the accountability and transparency of the operations of the municipality, including the activities of the senior management of the municipality."

3. The Director of Planning, Gabriel A.R. Charles submitted the February 20, 2024, Staff Report, which contained the inappropriate categorization of the complaints, and he can be deemed part of the senior management of Oakville. Therefore, pursuant to section 224 of the Municipal Act he should be held accountable by Council for the erroneous Staff Report.

4. It is unconscionable for the Jacob consulting group to make egregious misstatements of the public's response to tall towers and high density.

5. Mayor Burton's irresponsibility in not allowing correction of meeting minutes breached section 226.1 – Head of Council as chief executive officer of the Municipal Act. Section 226.1 (a) states, "uphold and promote the purpose of the municipality." Section 2 of the Municipal Act outlines the general purpose of Municipalities as, "Municipalities are created by the Province of Ontario to be responsible and accountable governments with respect to matters within their jurisdiction..."

6. We need continuous transparency and integrity from the Mayor and Town Council, which we submit was not the case in relation to the matters described above.

We request a response from Mayor Burton to the residents of Oakville, addressing these concerning matters because we submit that it is essential that these concerns are addressed and that steps are taken to uphold and maintain the integrity of our Council, and ultimately our Town.

Sincerely,

*Board of Directors*

Board of Directors  
Oakville Community Association (OCA)

Cc: Vicki Tytaneck  
Town Clerk  
Town of Oakville  
[vicki.tytaneck@oakville.ca](mailto:vicki.tytaneck@oakville.ca)

Members of Council  
Town of Oakville  
[council@oakville.ca](mailto:council@oakville.ca)

# **OCA CANNOT SUPPORT THE PROPOSED OPA because:**

- **It was prepared with a lack of consideration for alternative views**
- **The concepts presented had an element of bias**
- **There was a lack of opportunity for informed decision-making**
- **There was an apparent lack of transparency and integrity in the process**
- **The Midtown that will be seen with this OPA will destroy the fabric of the Town of Oakville**

## OCA CANNOT SUPPORT THE PROPOSED OPA because:

- It does not work for the residents
- It will impact the livability of Oakville
- It will result in uncontrolled growth
- Will negatively impact the future of Oakville



2010 Municipal Election Postcard

# **OCA CANNOT SUPPORT THE PROPOSED OPA because:**

**Our goal is to prevent the potential future legacy of OAKVILLE as a congested, unlivable, and unsafe megacity that the majority of residents objected to but was still constructed through mayoral authority.**

# **OCA PETITION SAY NO TO BILL 23 AND MIDTOWN**

Started by OCA President, Michael Reid on February 27, 2024

## **PROTECT FUTURE OAKVILLE**

**We, the undersigned citizens of Oakville, do request that the Government of Ontario repeal Bill 23 - More Homes Faster Act, 2022, hereinafter referred to as “Bill 23”, and that Oakville Council reject the current proposals for the Official Plan Amendment pertaining to Midtown.**

### **IN SHORT:**

**The Midtown Development area as being proposed will have significant and devastating long-term negative effects on Oakville.**

**The provisions of Bill 23 via Midtown will have a negative impact on Oakville with devastating long-term effects and will destroy the nature and fabric of the Town of Oakville causing significant social and civil problems in the future.**

# OCA PETITION “SAY NO” TO BILL 23 AND MIDTOWN

Started by OCA President, Michael Reid on February 27, 2024

We request the petition be added to the public record of the Town pursuant to section 11 of the Procedure By-law 2020-01.

## 11. CORRESPONDENCE, PETITIONS AND INFORMATION ITEMS

- (1) Any general correspondence, communication or petitions intended for presentation to Council or a Committee shall be legible and shall not contain any defamatory allegations, or impertinent or improper matter, and:
  - a) shall be signed by at least one person giving his/her name and mailing address;
  - b) when delivered by electronic mail shall contain the electronic mail address of the sender as well as a name and mailing address, and any attachments shall be in a printable format; and
  - c) when delivered by facsimile transmission, shall contain the facsimile number as well as the name and mailing address of the sender.
- (2) All correspondence and petitions, about a matter on a meeting agenda, received by the Clerk become part of the public record and may be published in an agenda and on the Town of Oakville website with personal information removed.
- (3) Where appropriate, any general correspondence or communications, and/or petitions addressed to Council shall be:
  - a) Directed to the appropriate town department for information and action;
  - b) Circulated to Members of Council for information;
  - c) Listed under ‘*Information Items*’ on the Council agenda; and
  - d) Made available for public viewing in the Clerk’s department.
- (4) Any member may request a report at a regular Council meeting on any information item for consideration on a future agenda in accordance with section 17.



**Sincerely,**

**OCA Board of Directors**