

Planning and Development Council Meeting
Monday, April 22, 2024

Comments Received Regarding Item 6.1

Town-initiated Official Plan Amendment
Midtown Oakville Urban Growth Centre (File No. 42.15.59)

Good day. I have a couple of questions I would like addressed at the Midtown meeting on Monday April 22.

Where can I find the mandate from Halton or the province that stipulates Oakville must jam 50,000 people into the 43-hectare Midtown site for a density of 1162.79 persons per hectare?

Oakville's population must grow to 444,000. Given that the 2021 census states we have 138 square kilometers that would be density of 3,217.4 people per square kilometer. Why are we trying to jam 50,000 people into one square kilometer in Midtown?

We asked the following question previously but never received a reply. We were wondering if there are any real-estate tax implications to the town when designing high rise towers versus low-rise buildings, and single-family homes? Would this factor into the design of midtown and other developments?

Thanks

Tom and Colleen Dugard

Ward 3 residents

From: Mike Kerwin <civiciinput@newmode.io>
Sent: Friday, April 19, 2024 3:06 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

OUR CONCERNS:

1. Why does the OPA propose to fit the equivalent population of North Oakville (**80,000+ people**) into Midtown which is **LESS THAN ½ a SQUARE KILOMETRE**?

We believe the proposed population density for midtown is wrong. Potentially 4x the provincially mandated 200 people and jobs per hectare. This is too high for such a small area (only 43 Hectares of developable land).

2. Will allowing 45 storey towers really solve the housing affordability crisis?

We don't believe that tall towers will result in more affordable housing because the market sets pricing and developers don't build unless there is sufficient demand to make a profit.

3. Will Midtown be a desirable place to live or will it be a place you need to leave to access everyday necessities?

We do not see how this plan will provide a livable, complete community for its residents.

4. What effect will this **hyper-density** have on day-to-day life in Oakville?

We believe it will make life for all Oakville residents more difficult because of the traffic congestion through the Trafalgar Road corridor and make access to the Oakville GO Station very challenging.

5. **Who is going to pay** for all the new infrastructure needed for Midtown?

We believe development charges to be paid by the developers will not cover the entire cost of the infrastructure required to service Midtown. Oakville Taxpayers are likely to see significant increases in their property tax bills in the next few years to cover the shortfall.

OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Mike Kerwin

From: Bill Keating <civinput@newmode.io>
Sent: Friday, April 19, 2024 12:20 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown OPA needs substantial changes

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Bill Keating

Tavistock Square, Oakville, ON, CA, L6K 2V1

From: Nancy Gossling
Sent: Friday, April 19, 2024 3:42 PM
To: Jane Clohecy; _Members of Council; Town Clerks; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Mayor Rob Burton
Subject: Time Allowed for Consultant, Town Staff and Delegate presentation.

To Whom It May Concern.

Re: Public meeting 22nd April. 2024
Time allowed for Consultant and Town Staff and Delegate presentation.

I am concerned that the time allowed for the presentation from the Consultant team results in some of the public gallery leaving the meeting before the public Delegations are heard.

Involved residents have come to hear all sides of the discussion. When the Consultant presentation is so long and takes so much time people who have hired babysitters, people who have to be up early the next day to go off to work are compelled to leave and miss the Delegate presentations.

The Effectiveness of a presentation is governed by concise, stimulating information. When these elements are missing, the presentation becomes mundane and the effect is to lose the interest of the congregation.

If our Council or our Town Staff have ANY control of the meeting on 22nd. April I respectfully request that the time allowed for Consultant presentation be curtailed to delivering the most current plan and explaining the changes since the previous meeting on 30th January 2024.

Resident delegations are given a strictly governed time allowed for their voice to be heard. Please ensure that the all attendees have the opportunity to hear these voices within the total time scheduled for the meeting on 22nd.

Sincerely submitted.

Nancy Gossling.

Sent from my iPhone
Nancy Gossling
Trafalgar Road

From:**Sent:** Friday, April 19, 2024 3:30 PM**To:** _Members of Council <MembersofCouncil@oakville.ca>; brontevillageresidents@gmail.com**Subject:** Midtown

Dear Councillors and Mayor,

I strongly disapprove of the proposed OPA, which will be discussed on April 22nd.

I thank those Councillors and Residents Associations that have been keeping the citizens of Oakville informed about the issues and opportunities to provide feedback.

What is decided for Midtown may be a model for Oakville's other designated growth areas. No matter where we live in Oakville, though not a monolith, we are a community that shares some important values and concerns. I urge more Councillors to keep their constituents informed and engaged.

Following are some of my major concerns:

1. Proposed population numbers are well in excess of provincial mandates. The numbers have been creeping upward, reaching density greater than that of Manhattan. Oakville is not Manhattan. It will never offer what Manhattan offers.
2. The buildings planned are too tall. Heights have increased to dehumanizing levels. I've seen this elsewhere. Rather than creating communities, they create isolation.
3. Photos presented of existing projects are often cropped and distort reality.
4. Future residents will not be getting parks.
5. While the consultants and our planners are offering only this harmful density, why is planning infrastructure for an LRT missing?
6. Schools need to be planned. They should be owned, controlled and managed by the public, on public land, in public spaces. They should not be rented, controlled or managed by private, profit-driven entities.
7. I think I've heard the term "as-of-right" used in connection with Midtown (not only for four-plexes on individual lots.) "As-of-right" is a blank cheque to developers. Rights for developers. Loss of rights for citizens. To all of us in Oakville: Beware!
8. This is not NIMBY. My concerns are for the public good - for all of Oakville's current and future residents.

The people of Oakville accept expansion, expansion near transit hubs. The people of Oakville support good quality, decent, affordable housing for all. Let's not be fooled. The proposed OPA is not the answer.

Yours,
Lorraine D'Antonio
Bronte Road
Oakville, ON L6L 0E1

From: Doug Wade
Sent: Friday, April 19, 2024 3:28 PM
To: Town Clerks
Cc: _Ward3; David Gittings; Janet Haslett-Theall; Cathy Duddeck; Mayor Rob Burton
Subject: Midtown Mistake

The excessive over crowding in Midtown will be a greater and longer-term detriment to the people of Oakville, than the gas plant that was cancelled in 2010. The planned density will certainly create an instant slum neighbourhood, with all the inherent problems. Lets stop and rethink this. How each councillor votes on this issue, will have a direct bearing on their individual successes in the October 26, 2026 elections.

Doug Wade

Oakville

From: Paul Jemison

Sent: Friday, April 19, 2024 3:01 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; natalia.lischyna@oakville.ca; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Subject: OPA must be changed

Why do the plans for Mid-Town now bear no resemblance to the plan presented at the public sessions last year?

To quote from one of the Town storyboards:

"Midtown Oakville is being planned as an urban community and destination with a compact urban form, with tall and midrise buildings framing a pedestrian-oriented public realm that prioritizes walking, active transportation and transit use. • Midtown Oakville will be a complete community that will focus on people and where they can live, work and play in walkable, mixed-use neighbourhoods. New developments and public realm improvements shall support this direction."

The plan now under consideration looks to be nothing but a collection of developers' dreams. It is far too dense and does not properly address sustainability issues, commitment to public owned and accessible green space or access to shopping, emergency services and schools. Which park do you expect the thousands of residents to walk to and utilize? To date I have not seen anything from the Town that would prevent the occurrence here in Oakville of what Vaughn is experiencing in terms of having to increase taxes on all residents in order to subsidize developers' profits.

The current wording in the OPA of "should" instead of "shall" needs addressing. Based on my own experience with other developments in the area surrounding Mid-Town I have zero faith in any promises that a developer may make. (Still waiting for the significant gateway at Kerr & Speers that was promised by the Rain developer instead of the vast concrete slab they poured and have no faith that the Food Basics store will survive the development on the northwest corner of Speers & Kerr - a store relied on by many residents of one of the lowest income neighbourhoods in town)

Please re-consider the proposed OPA to ensure the implementation of a livable, cost effective neighbourhood to help maintain Oakville as the best place in Canada to live for all residents. The future of Oakville depends on it.

Regards,
Paul Jemison

From: Shilpa Madon <civinput@newmode.io>
Sent: Friday, April 19, 2024 3:11 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Shilpa Madon

From: Liz Finlayson <civiciinput@newmode.io>
Sent: Friday, April 19, 2024 3:11 PM
To: Town Clerks
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Liz Finlayson
Stationmaster Lane, Oakville, ON, CA, L6M 3A8

From: Jo-Anne Trigg

Sent: Thursday, April 18, 2024 6:51:42 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Cc: memberjoshuacreek@gmail.com <memberjoshuacreek@gmail.com>

Subject: Opposition to the Midtown Development

Dear Mr. Mayor and Oakville Town Councillors,

I am a resident of Oakville, having lived here since 1978. I worked for the Halton District School Board for 30 years, and raised two children in this community. I love living in Oakville and feel that its citizens have been very fortunate to have leadership over the years that seems to have had our best interests as well as those of future community members, at heart. All of us are concerned with the lack of housing faced by so many people in Ontario and Canada, and realize that change does need to occur. We understand sometimes there are growing pains when new rules, processes and plans need to be put in place for the broader good. I understand the need for densification even if it means, for example, that a fourplex is built beside my house in a more typical residential area. I support the idea of having residences/places of work close to a transportation hub. I realize and agree that we need to reduce our mindset of needing a car as much as we do. I personally think that the current midtown area looks very unattractive and look forward to a time where it has homes, businesses, schools, shops and green space to support new community members. I think that most Oakvillians have similar views to mine. We are reasonable people.

Many of us have watched with interest and participated in meetings, workshops and surveys as the plans for Midtown have emerged. Much thought, time and energy has gone into the development of these plans, yes, but also into the feedback that has been provided to you and the consultants who have lead this process. We all appreciate this opportunity to do so. Unfortunately this is far from being a reasonable plan. It does not look like a plan that will advance the 'common good' !.

I am not going to re-iterate the many well-articulated concerns that have been expressed to you already. I would just like to add that we deserve answers to the questions that have been posed to you - specifically **why** do we need to strive for densification that is greater than that required in Toronto or even New York City or that is mandated by the Province of Ontario? To me this seems to be the crux of it - with less density required, smaller buildings can be built, a greater variety of homes can be made and more green space will be available. There will be fewer concerns about accommodating students in enough schools, and there will be reduced concerns about traffic flow etc. In other words, it

will be a far more livable space for new Oakvillians and for existing community members who are drawn to this new exciting area, to live in.

Please do not bull-doze this plan through. If you agree to this plan, you are setting the table for similar development in any other part of Oakville. We don't have to look too far to see what this can look like but also the social and economic concerns that could be an outcome outcome. Please listen to your citizens. Please listen to your fellow councillors who are opposed to this plan. Please do the right thing and do not support the Midtown plan as it now is articulated. Please continue to strive for Oakville to be the livable community that we love.

Jo-Anne Trigg

From: Jasmin Zdunic <civiciinput@newmode.io>
Sent: Friday, April 19, 2024 11:58 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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OUR ASK:

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Jasmin Zdunic
Shorewood Place, Oakville, ON, CA, L6K 3Y4

From: Raquel Aragon <civinput@newmode.io>
Sent: Friday, April 19, 2024 12:07 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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Raquel Aragon
Tweeddale Crescent, Oakville, ON, CA, L6L 4P8

From: Christine Andrusiak <civiciput@newmode.io>
Sent: Friday, April 19, 2024 12:24 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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Christine Andrusiak
Canso Road, Oakville, ON, CA, L6J 5P2

From: Rita MacGregor
Sent: Friday, April 19, 2024 12:24 PM
To: _Members of Council
Cc: Town Clerks
Subject: Midtown plan

To whom it may concern; I have lived in Oakville my whole life 63+years. What this Beautiful quant town is becoming due to greed is disgraceful!

This is not what Oakville is, the “New Comers” are coming in, in droves and only destroying what our ancestors built for us. There is no respect for property or Oakville long time citizens, they come in and take over how ever way they please and no one does anything about it. It is just getting worse as the days go on. I used to love to go downtown to walk or have a coffee with friends, I no longer enjoy it. People are rude, throw garbage, diapers, cups, etc anywhere but the garbage bins provided. Our council is allowing this to happen.

I am so sad to see what’s becoming of this beautiful town we once were so proud to say we lived in. We must stand up to this together to save Oakville. Most importantly we must vote appropriately to reflect our concerns in the next election!!

Truly concerned,
Rita MacGregor

From: Vital Delasoie
Sent: Thursday, April 18, 2024 10:57 AM
To: Town Clerks <TownClerk@oakville.ca>
Subject: Re: Midtown Oakville

Thank you Laura,
Can you send to the Mayor Mr. Burton the following message with my email commenting on mid town, if possible, thanks. I do not expect or seek an answer from the Mayor, since one voice won't do it.
Thanks.

Mr. Burton,

The Town Council and consultants continue to breeze through the process for Midtown similar to what seems a sham consultation process without truly considering Oakville resident requesting that they apply just what the province mandate in terms of numbers and not using projection that benefits developers and kick backs or possible interest by some individual to be associated to create a mega city within a city). I believe as a mayor you have the ability to stop this loss of control. We elected you not to distance yourself but to get involved.

Please intervene, terminate the tenure of individual or allow a referendum about the 3 options, with one base on the province numbers.

I am shocked that for more than 70 years. Oakville has maintained a nice feel atmosphere that we all benefit. You have improved many areas, but it seems this latest ill conceived midtown to higher numbers will destroy the town and your legacy.

I wonder how the past mayors and counselor that are no longer with us, the one that had preserve the small beautiful town we inherited would react or reject the current apparent sham consultation to this mega development.

Please do something useful at this juncture and please decrease your photo opportunity globally, while this development process resemble the failure of the phoenix pay system of the federal government by well intentioned consultants, because the news of seeing you everywhere except where it is essential contradicts your apparent interest to the town as a priority and leave an after taste.

Sincerely,
Vital Delasoie

Attn: town clerk

I oppose the new higher development beyond the mandate of the province.

I have attended and follow the process, and I no longer trust the process is being fair. The decision I believe has already been made and we are presented with a sham of consultation.

It is clear, the people of Oakville, aside from the developer interest and influence, and staff willing to present a situation for future advancement works, it seems, against a beautiful moderate city.

Counselor of ward 3 does not like what is going on. Nor do I, neither other people of Oakville.

Why do not put a referendum to the question of development. Based on The province growth and the different one proposed.

I believe ultimately the mayor is responsible for this lost of control within the town process. I am getting tired of the marketing and distancing of the process.

Town clerk should acknowledged the push back from their citizens. All government failure lies in not being prudent and steam ahead despite the reasonable push back.

Will there be a voice within the municipality to stop to use the higher estimates and reach only to the provincial mandated goal.

The way the midtown is geared is to be a risk of being a white elephant project, with a higher crime area, some deserted areas and other high development .

An example of cities growth in the world, like France during the boom year, called 'Les trentes glorieuses' , building of saturated population created crime infested neighborhoods later on. Which became infamous worldwide.

It will look like Mississauga visually, losing our distinction.

It is unfortunate the citizens are no longer listening to too.

The present layout is a major mistake of urban développement.

This is obviously not Switzerland with no safeguards of bylaw strong enough to prevent the apparent manipulation of a process.

Please compile the opposition and review the numbers.

Sincerely

Vital Delasoie

From: Wendy Perkins
Sent: Friday, April 19, 2024 11:54 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown core

Dear Mayor and Councillors

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville. Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

Wendy Perkins
Hixon St. Oakville

From: JOSHUA VECHTER

Sent: Friday, April 19, 2024 12:52 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Subject: Midtown Plan Needs Less Density

Dear Mayor and Councillors,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville. Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

Thank you,

J. Vechter

Dear Mayor Burton and Oakville Town Councillors:

April 19, 2024

The Seniors Working Action Group (SWAG) acknowledges that intensification is necessary and can be done well if properly planned. ***We strongly oppose the Proposed Midtown Development Project*** for the following reasons:

- **Leverage existing structures first** - There is Infill available that can help alleviate the need for this massive development. One idea is to put apartments on top of our main street commercial buildings.
- **Affordability for Seniors** - Many seniors want smaller homes, unfortunately there are few affordable options in Oakville. Why aren't Senior communities such as St. Elizabeth in Hamilton, rental apartment buildings (no taller than 15 storeys) and bungalow townhomes part of this proposal?
- **Green space, Communal areas, and Easy access to key facilities** - Seniors wishing to downsize and others wishing to live in condo towers, still want and need green spaces to be active, communal spaces to keep up social connections which are recognized as essential to good health, and easy access to shopping, medical facilities, libraries etc. by foot or transit. Such an intensive development does not appear to accommodate these, and studies have shown that omitting these key elements can lead to *loneliness, isolation and serious health issues*.
- **Residential traffic impacts** - The impact of the proposed development on Cross Avenue and Argus Road, and the widening of Cross Avenue to six lanes might ease the flow of "GO" traffic, but what is the impact to the nearby residential areas on the outskirts of the Midtown core, including the Downtown core, Kerr St., and the North Service Road leading up to Dorval into West Oak Trails? The infrastructure to handle the current level of traffic is insufficient now at peak times.
- **Parking** - There does not appear to be enough parking for the people requiring a car. Will they be allowed to park on the street at no cost?
- **Safety** – Seniors, especially those who are visually impaired or have limited mobility, will not be able to walk safely outside their little area/parkette because of the traffic congestion.
- **Tax Rate Increases** – Most Seniors are on fixed incomes. How will their tax rates be impacted as a result of all the infrastructure developments? Many could lose their homes if there were large tax increases.
- **Affordable housing vs. Rentals** - These towers are being mandated to ease the housing crisis. What percentage will be for affordable housing and what percentage will be rentals?
- **Environmental Impact** - The environment is always a major concern to the SWAG Committee. With all the planned towers, massive new roads, tree removals and expropriated properties, we are afraid that Oakville will become a barren concrete jungle in its Midtown area. The planning for Midtown has to consider the implications it will have on all of Oakville. There will be a ripple effect right across the Town.

We want to hold on to Oakville's claim of being 'A Vibrant and Livable Community for All'. If this expansive Midtown Proposal is approved, lives in Oakville will be severely compromised and we cannot allow that to happen. Please vote against this Midtown Development Proposal.

Sincerely,

The Seniors Working Action Group (SWAG)

Chairperson, Darlene Cox

From: Deborah Gullaher
Sent: Friday, April 19, 2024 1:19 PM
To: _Members of Council; Town Clerks
Subject: Feedback on Midtown Oakville proposal

Councillors,

We are writing to provide feedback as residents of Falgarwood, Ward 6, on the proposed Draft Official Plan Amendment for Midtown Oakville.

We are very concerned that the proposed building plan will significantly negatively impact the environment, infrastructure and traffic in the area. Furthermore, there are no feasible options to develop underground transportation infrastructure to support a development of this size.

We are asking that the plan be revised to reduce the size of the planned footprint and that appropriate infrastructure and services be developed to support this plan.

Thank you.

Sincerely,

Deborah and Gary Gullaher

Hillview Crescent

Ward 6

Oakville

From: John Walker <civicinput@newmode.io>
Sent: Friday, April 19, 2024 2:13 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

OUR CONCERNS:

1. Why does the OPA propose to fit the equivalent population of North Oakville (**80,000+ people**) into Midtown which is **LESS THAN ½ a SQUARE KILOMETRE?**

We believe the proposed population density for midtown is wrong. Potentially 4x the provincially mandated 200 people and jobs per hectare. This is too high for such a small area (only 43 Hectares of developable land).

2. Will allowing 45 storey towers really solve the housing affordability crisis?

We don't believe that tall towers will result in more affordable housing because the market sets pricing and developers don't build unless there is sufficient demand to make a profit.

3. Will Midtown be a desirable place to live or will it be a place you need to leave to access everyday necessities?

We do not see how this plan will provide a livable, complete community for its residents.

4. What effect will this **hyper-density** have on day-to-day life in Oakville?

We believe it will make life for all Oakville residents more difficult because of the traffic congestion through the Trafalgar Road corridor and make access to the Oakville GO Station very challenging.

5. **Who is going to pay** for all the new infrastructure needed for Midtown?

We believe development charges to be paid by the developers will not cover the entire cost of the infrastructure required to service Midtown. Oakville Taxpayers are likely to see significant increases in their property tax bills in the next few years to cover the shortfall.

OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

John Walker
Raymar Place, Oakville, ON, CA, L6J 6M1

From: Claudia Eichhorn <civiciput@newmode.io>
Sent: Friday, April 19, 2024 2:27 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

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Claudia Eichhorn
Howard Avenue, Oakville, ON, CA, L6J 3Y3

From: Frances Cowan <civinput@newmode.io>
Sent: Friday, April 19, 2024 2:29 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

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Frances Cowan
Brontë Road, Oakville, ON, CA, L6L 0E1

From: Kerri Kerwin <civicinput@newmode.io>
Sent: Friday, April 19, 2024 3:06 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

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Kerri Kerwin
Pilgrims Way, Oakville, ON, CA, L6M 1S6

From: Matthew Cowan <civicinput@newmode.io>
Sent: Friday, April 19, 2024 3:06 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Matthew Cowan
Bronte Road, Oakville, ON, CA, L6L 0E1

From: Dan Madon <civicinput@newmode.io>
Sent: Friday, April 19, 2024 11:02 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Dan Madon

Birchview Avenue, Oakville, ON, CA, L6J 2C5

From: Michael Shaen <civinput@newmode.io>
Sent: Friday, April 19, 2024 10:24:04 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Michael Shaen

Navy St, Oakville, ON, CA, L6J 2Y9

From: Bob Laughlin <civicinput@newmode.io>
Sent: Friday, April 19, 2024 8:19 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

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Bob Laughlin

Lakeshore Road East, Oakville, ON, CA, L6J 1K2

From: Sharon Moore
Sent: Wednesday, April 17, 2024 10:26:16 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Concerns about mid town plans

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

When our family of five moved here to Oakville nearly six years ago, we were drawn here by the livable elements of Oakville that make this town so unique. We saw them with our eyes — the trees, the space, the low density — and we read about them — it was named the best place to live in Canada, and had **a mayor who repeatedly said he was committed to making Oakville Canada's most livable town.**

Nothing about this poorly forecasted and out of control development aligns with making Oakville Canada's most livable town — for the current residents, and certainly not for the new residents that would be living in this corridor lacking liveable resources. Any development plans must be viewed through the lens of maintaining those features that make Oakville unique, and it is in no existing or future residents' best interests for planning to exceed required densities.

Sincerely,
Sharon Moore

From: Gillian Orrbrooke

Sent: Wednesday, April 17, 2024 12:18:58 PM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Development

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

My parents, siblings and my family of 5 have lived in Oakville for many years and whenever we tell others where we live it's a source of pride and admiration. I'm very concerned that this development will change that and it will force those who have called this town home for many generations to move. Please keep our thoughts in mind and reconsider.

Sincerely

Gillian Orr

From: Anita Mackey <civicinput@newmode.io>
Sent: Friday, April 19, 2024 8:45 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Anita Mackey

Navy Street, Oakville , ON, CA, L6J 2Y9

From: Gary Sprules

Sent: Friday, April 19, 2024 10:16 AM

To: Members of Council; Town Clerks

Subject: April 22 Midtown

I would like to register my strong disagreement with the Oakville Midtown development plans. The notion of multiple high-rise buildings in a tiny space that already experiences congestion at certain times of the day is pure folly and antithetical to the concept of Oakville as a liveable

**town. I strongly urge you to reject the current
midtown plan and seek a solution that is more
in
keeping with the unique characteristics of
Oakville.**

Yours sincerely,

**W. Gary Sprules
Ward 3, Oakville**

From: Rita MacGregor <civiciinput@newmode.io>
Sent: Friday, April 19, 2024 8:46 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Rita MacGregor

Redwing Crt., Oakville, ON L6M 5E6

From: Anya Dunning <civiciput@newmode.io>
Sent: Friday, April 19, 2024 10:06 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

OUR CONCERNS:

1. Why does the OPA propose to fit the equivalent population of North Oakville (**80,000+ people**) into Midtown which is **LESS THAN ½ a SQUARE KILOMETRE?**

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OUR ASK:

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Anya Dunning

Howard Avenue, Oakville, ON, CA, L6J 3Y4

From: Patricia McTavish <civicinput@newmode.io>
Sent: Friday, April 19, 2024 9:44 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Patricia McTavish

Navy Street, Oakville, ON, CA, L6J 2Y7

From: Bob Laughlin <civicinput@newmode.io>
Sent: Friday, April 19, 2024 8:19:06 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Bob Laughlin

Lakeshore Road East, Oakville, ON, CA, L6J 1K2

Sent: JOHN MCLAUGHLIN <civicinput@newmode.io>
Friday, April 19, 2024 9:38 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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JOHN MCLAUGHLIN

Howard Ave, Oakville, ON, CA, L6J 3Y3

From: Catherine Hurley <civiciput@newmode.io>
Sent: Friday, April 19, 2024 9:34 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Catherine Hurley

Thomas Street , Oakville, ON , ON, CA, L6J 2Z8

From: Kathy Chan
Sent: Friday, April 19, 2024 1:59:29 AM
To: _Members of Council <MembersofCouncil@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>
Cc: David Gittings <david.gittings@oakville.ca>
Subject: April 22 Midtown

Good morning,

I would like my Voice to be on the record that I am, a resident of Midtown Oakville being impacted by this OPA, the final draft!

I Totally agree with my Ward 3 counselor Dave Gittings, this final draft of OPA is disastrous to Midtown as it is presented!! We're talking about a limited 43 hectare of developed land to be congested with 80,000+ occupants, there's no logistics into this maths, not infrastructure not environmental can sustain, this's beyond the Provincial Government mandate, I've been in beautiful Oakville for over 20+ years! I can't imagine how could my mayor and counselors allow Town Clerk and consultants to ruin this beautiful town with Towers of Walls, they've No Visions nor they're the ones who live within it!

We're the ones to be impacted by this OPA
Why not extend the boundaries for this OPA?

I am a taxpayer, I love Oakville, has been my home for many years and plans to be for many more years I called Home!!

We can work within the Provincial mandate and still keep Midtown beautiful as it is Now!!
Mayor Burton and our counselors have the power to correct this OPA! We did not vote for the Town clerks nor consultants! Please Do the Right thing! We need green space and Not the Wall of Towers!!

Thank You for listening!!

Midtown Resident
Kathy Chan
Oakville

From: Julia Favaro <civiciput@newmode.io>
Sent: Friday, April 19, 2024 9:17 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Julia Favaro

Robinson Street, Oakville, ON, CA, L6J 1G8

From: Heddy Wright

Sent: Wednesday, April 17, 2024 11:07:23 PM

To: Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Cc: Marc Grant <marc.grant@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>

Subject: Midtown Plan

Subject: Midtown Plan Needs Less Density

Dear Councillors,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville. Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

Regards,

Heddy Wright

From: Amanda Holden <civicinput@newmode.io>
Sent: Thursday, April 18, 2024 11:24:04 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

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Amanda Holden

From: Joan Vinall-Cox
Sent: Thursday, April 18, 2024 4:06:20 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown Oakville - Change the plan

There are only 43 hectares of developable land in Midtown Oakville. Please *adjust the Midtown population so you can not overdo the 2051 Provincial population and housing target* .

Revise the diversity of built form, green spaces and overall urban design to be the quality of place individuals will choose to live in!

Get the right OPA permissions that will frame the building of a liveable, vibrant, place of pride within Oakville.

The assigned population by Town staff to Midtown will not address housing **affordability needs or climate change and these are essential for the future of Oakville.**

Joan Vinall-Cox

From: Virginia Carey
Sent: Friday, April 19, 2024 8:52 AM
To: Town Clerks
Subject: April 22 Midtown OPA

My name is Virginia Carey. I have lived in Oakville since 1990. I have lived in Midtown since 2016. I am writing to say that I have been following the discussions and plans that the town is proposing for Midtown and am very dismayed and upset at the thought of living surrounded by Towers 40 stories and higher. The Residents Associations keep asking for something far more reasonable that will still meet the housing needs and the province's mandate. Please reconsider and adopt a more livable approach.

Virginia Carey
Old Mill Road
Oakville, Ontario

From: Glenn Higginbotham <civiciinput@newmode.io>
Sent: Friday, April 19, 2024 9:11 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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Glenn HigginbothamGlenn Higginbotham

George Street, Oakville, ON, CA, L6J 3B6

From: Cathy Duddeck
Sent: Friday, April 19, 2024 8:58 AM
To: Town Clerks
Subject: Fwd: New Midtown Plan

From: Sue Hayward
Sent: Thursday, April 18, 2024 8:01:37 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: New Midtown Plan

I am writing to object to the New Midtown Plan in its current form. I feel that the proposed density is much too high to be supported by the infrastructure that is proposed and is completely unnecessary given the provincial mandate. I completely support the delegates that represent the current residents of Oakville and object to this level of density. Please rethink this plan and provide us with one that does not exceed the required density and can be supported by adequate infrastructure and green space.

Sincerely,
Susan Hayward
Sprucelea Dr
Oakville

From: Cathy Duddeck
Sent: Friday, April 19, 2024 8:58 AM
To: Town Clerks
Subject: Fwd: Opposition to Oakville's Midtown Plan

From: Maria Pia Gupta
Sent: Thursday, April 18, 2024 6:57:14 PM
To: Mayor Rob Burton <Mayor@oakville.ca>; jonathan.mcneice@oakville.ca <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>
Subject: Opposition to Oakville's Midtown Plan

Dear Mr. Mayor and Oakville Town Councillors,

I am writing to you on behalf on myself and my husband who have lived in Oakville since 2000. We are currently living in Ward 6.

We would like to add our voices to the growing discontent with the Town's Midtown Proposal because it is not consistent with Oakville's vision of being "the most livable place in Canada".

Firstly, your density target is way too high. The province requires 200 ppl/ha in new urban developments. Since the Town aims for 47,000 residents by 2031 and 74,000 beyond 2051, this equates to 456 to 718 ppl/ha. This is higher than the population density per hectare of NY City!!!

Secondly, the plan does not ensure enough low-rise and family-type buildings to attract young, working families. These families and their children need cars to get around. Therefore a traffic study should be done before the study is approved because adding 37,000 people living/17,000 people working in Midtown will add tremendous stress to the existing traffic flow in this area which is already overwhelmed during peak hours.

Please rework the plan to a target of 250 ppl/ha and conduct a traffic study before the plan is approved.. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings, and will be a place that is truly livable for all.

Cordially,

Maria & Karna Gupta
Marine Drive

From: Shavak madon <civicinput@newmode.io>
Sent: Friday, April 19, 2024 11:53 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

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Shavak madon

From: Arlene Donovan <civicinput@newmode.io>
Sent: Friday, April 19, 2024 6:59 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Arlene Donovan

Reynolds St, Oakville, ON, CA, L6J 3J7

From: Cyrus Madon <civicinput@newmode.io>
Sent: Friday, April 19, 2024 7:16 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

OUR CONCERNS:

1. Why does the OPA propose to fit the equivalent population of North Oakville (**80,000+ people**) into Midtown which is **LESS THAN ½ a SQUARE KILOMETRE**?

We believe the proposed population density for midtown is wrong. Potentially 4x the provincially mandated 200 people and jobs per hectare. This is too high for such a small area (only 43 Hectares of developable land).

2. Will allowing 45 storey towers really solve the housing affordability crisis?

We don't believe that tall towers will result in more affordable housing because the market sets pricing and developers don't build unless there is sufficient demand to make a profit.

3. Will Midtown be a desirable place to live or will it be a place you need to leave to access everyday necessities?

We do not see how this plan will provide a livable, complete community for its residents.

4. What effect will this **hyper-density** have on day-to-day life in Oakville?

We believe it will make life for all Oakville residents more difficult because of the traffic congestion through the Trafalgar Road corridor and make access to the Oakville GO Station very challenging.

5. **Who is going to pay** for all the new infrastructure needed for Midtown?

We believe development charges to be paid by the developers will not cover the entire cost of the infrastructure required to service Midtown. Oakville Taxpayers are likely to see significant increases in their property tax bills in the next few years to cover the shortfall.

OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Cyrus Madon

First Street, Oakville, ON, CA, L6J 3R3

From: Duncan Galloway <civicinput@newmode.io>
Sent: Friday, April 19, 2024 7:36 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Duncan Galloway

From: Ian MacGregor <civinput@newmode.io>
Sent: Friday, April 19, 2024 8:36 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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Ian MacGregor

Redwing CRT., Oakville, ON L6M 5E6

From: Peter Pellier
Sent: Friday, April 19, 2024 10:40:43 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Cc: insidehalton@metroland.com <insidehalton@metroland.com>
Subject: MIDTOWN

THE MAYOR & MEMBERS OF COUNCIL.

TOWN OF OAKVILLE.

I am in complete agreement with the position expressed by my Ward 3 Councillors in their recent newsletter regarding the need to revise Midtown's draft plan by scaling back proposed heights and population growth.

Quite frankly, superimposing the Town's unofficial motto - Livable Oakville - on a series of highrises, seven of which range in height from 35-48 stories, is a contradiction in terms. No amount of imagination could possibly incorporate a sense of human scale into such a development. In this instance, it could be said, more is less.

Every effort must be made to lower the proposed heights and density to ensure future Oakville residents who choose to live in Midtown can be assured the livability you have strived to achieve.

Thank you.

PETER D. PELLIER,

AMBER CRESCENT,

OAKVILLE. L6J 2P1

From: Mathew Fallahy <civicinput@newmode.io>
Sent: Friday, April 19, 2024 10:24:12 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown OPA needs substantial changes

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Mathew Fallahy

Chartwell Road, Oakville, ON, CA, L6J 3Z5

From: Debra Noronha

Sent: Thursday, April 18, 2024 3:10 PM

To: David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>

Subject: MIDTOWN development concern

Dear Mayor and Ward 3 Councillors,

Please find my concerns as a resident of Ward 3 in Oakville over the proposed development for MIDTOWN. We like many, are very concerned and ask that this plan be redesigned to reflect what is best for Oakville and its present and future community.

Sincerely

Debra and Denzil Noronha

Ward 3

April 18,2024

Dear Mayor and Councillors,

I have been keeping track of the current situations regarding the zoning and planning for Midtown. My family is deeply concerned at the actions being considered ,and its lasting effects to our “Oakville”.

The Federal gov’t desire to solve our housing problems rests solely on “ high density “ in urban cities. I understand that all cities must do their part to be part of the solution, but what is being proposed will destroy the “heart” of our city. I moved away from a high density city, to the quiet and lovely Oakville which has been my home for the last 25 years. In comparison when we look to our neighbours of Mississauga and Burlington, their plan is far more sustainable, and provides for growth and housing in a more thoughtful way,(environment, traffic..etc) than what is being proposed for Oakville

Do you watch the commercials and advertising for Oakville? They boast tree lined canopy, Lake Ontario, beautiful green space and natural environment for wild life. What is being proposed is concrete and towers, that will encroach and remove these valuable greenspace communities. This does not reflect Oakville. This cannot be reversed once it occurs. This plan must be reviewed and redesigned to provide for better density like our neighbouring cities, without compromise to our environment and green space. We must do everything to preserve a future for our children in a healthy environment. We live with global warming, because of lack of foresight and planning ,and of course financial gains.

Let’s look at what you are proposing:

- This plan would allow a wall of towers separating North from South and completely change Oakville . Have you seen the congestion from Ford Drive , continuing west on the QEW on any given day?
- Why are we only considering Mid-Rise and High Rise?
- Over and over again architectural experts and planners have, shown and stated how density can be achieved through a mix of building forms of structures.
- Why are we striving for hyper density on the 43 hectares of land?
- Its density will not provide any space for families to be comfortable as the space between the structures of mid-rise is about the space of a small home. This is a developers dream? What about my wishes as a home owner and resident of Oakville.
- Please do not destroy our city-scape. This will not be a legacy to be proud of.

Finally , what about our community and all the infrastructure for family living. Do you want to send your children to elementary school in a tower – no fresh air or sports fields to access?

I see no plan for additional secondary school? We cannot all send our children to private school and its resources.

In conclusion, what I see being presented in a plan that needs more work and thoughtful consideration (listen to the residents, and consider different experts plans), on what ways we can work as a community to increase density that is needed while holistically nurturing our city.

One further point is that I see nothing in this plan that will even estimate the costs to taxpayers.(infrastructure needs, utilities , health care capacity , traffic..etc)

Sincerely

Debra and Denzil Noronha

Ward 3

From: chappel chappel
Sent: Thursday, April 18, 2024 3:24 PM
To: Town Clerks
Subject: Midtown Development

Dear Town Clerk

Please add our names to those represented by the Chartwell Maplegrove Residents Association in stating our opposition to the proposed development for Midtown Oakville. A development of this proportion is unreasonable given the available land, is greater than that mandated by the provincial government, will not result in a liveable and sustainable community, and will impact negatively on the quality of life for all residents in the surrounding area.

Clifford and Marilyn Chappel

Botany Hill

From:
Sent: Thursday, April 18, 2024 4:06 PM
To: Town Clerks; _Members of Council; David Gittings; Janet Haslett-Theall
Subject: April 22 Midtown OPA

I guess what really concerns me is that there has been so much community input that has presented fantastic ideas to increase the housing capacity in the area without hyper density and tall towers. Why is that input not being incorporated or even considered in the proposed plan? It seems to me there must be a backroom deal that the first proposal, with some minor changes, is the only proposal time and again.

Also, expecting this proposal to be approved without community supports (parkland, recreation, schools), a budget for infrastructure and/or a transportation plan is completely shortsighted and not in the best interest of the community. What happened to the town vision "To be the most livable town in Canada"? This plan is certainly not living up to that!

I'm also concerned about the impact on downtown Oakville. As mid-town is proposed, it's supposed to be a destination... eventually. What does that do to the downtown core and all the effort (and money) that has been put into it with the recent renovation? With Trafalgar already a traffic bottle neck, I believe downtown will suffer greatly. Personally, I'm not quite sure how I'm going to get to my house on Robinson Street from the QEW once mid-town is built in the current plan. There is not enough capacity currently on roads southbound from the QEW to Lakeshore, I can't even imagine what traffic will be like with the addition of tens of thousands of residents in midtown.

I have to say that since this whole process for midtown started, I've been made much more aware of how much underused land we actually do have in our town that could be used for residential and has good access to transit already. Two examples are Hopedale Mall and Maplegrove plaza. Hopedale (or South Oakville as it is now called) is mostly vacant with a huge parking lot. Why can't that be redeveloped into low rise residential? It's already on a busy bus route and close to GO transit and the QEW. Same for Maplegrove Plaza. Big lot that is mostly parking. Again on a bus route with easy access to GO & QEW.

I guess the net of what I want to say is that we have the capacity in and around mid-town to meet our growth targets and do it in a beneficial way. Hyper density in midtown is not the best or only solution.

Linda Festing-Smith
Robinson Street

From: Sue Hayward
Sent: Thursday, April 18, 2024 8:03 PM
To: Town Clerks
Subject: New Midtown Plan

I am writing to object to the New Midtown Plan in its current form. I feel that the proposed density is much too high to be supported by the infrastructure that is proposed and is completely unnecessary given the provincial mandate. I completely support the delegates that represent the current residents of Oakville and object to this level of density. Please rethink this plan and provide us with one that does not exceed the required density and can be supported by adequate infrastructure and green space.

Sincerely,
Susan Hayward
Sprucelea Dr
Oakville

From: Thea Krayne
Sent: Thursday, April 18, 2024 8:31 PM
To: Town Clerks
Subject: REDUCE the density in proposed OPA for midtown, please

To the Town Clerk,

Can you please forward my message to Mayor Burton and other staff involved in the proposed OPA for Mid Town?

I am writing to you with my opposition to the draft plan for Mid Town as it is presented.
I am NOT IN FAVOUR of (= AGAINST) the proposed OPA for Mid Town because it does not create a livable area. A 43 acre narrow piece of land with a wall of highrise towers with a target of a higher density than downtown Vancouver, and worse: even higher than Manhattan, is not my idea of livability!
PLEASE redesign the plan with a target of 250 ppl/ha and do a traffic study as well!
We only have one chance to get it right!
PLEASE listen to the input of the residents who are concerned about the possibility of creating a monster for future generations.....

I have ONE BIG QUESTION: Who instructed Town staff to develop this growth hub with a density higher than the 200 ppl/ ha required by provincial legislation? Mayor Burton?

Thea Krayne
Aintree Terrace
Oakville

From: chris macisaac
Sent: Thursday, April 18, 2024 8:55 PM
To: Town Clerks
Cc: David Gittings; Janet Haslett-Theall; Cathy Duddeck; Holdway Alan; Mailhot Roger; AFab6 Alicia Cell; Wilson Derek; Milligan Todd; Wades; Maclsaac Maclsaac Mary ; Walsh Allen; Jette James; Paonessa Joe&Natalie
Subject: MidTown

I want to express my opposition to Midtown are currently planned. It must be modified to reflect the changes noted by Councillors Gittings and Thiel.

The Mayor and Council are responsible to protect our community.

Without change Oakville might as well amalgamate with Burlington and Milton as the benefits of a separate Town will be gone. Oakville as the most livable Town in Canada will become a sad joke. It will no longer be reasonable to call Oakville a Town anymore. It will be the Metropolis of HALTON. Its unique identity will be lost. Those of us living in SE Oakville currently have a reasonable chance to make it to hospital with a heart attack or stroke. With the implementation of Midtown as currently proposed and with the lack of proper transportation modelling and new routings it's unlikely anyone experiencing a SERIOUS stroke or heart attack in SE Oakville in 15 years DURING THE NEW RUSH HOURS WILL SURVIVE.

If the Midtown proposal is not aggressively rejected on Monday night by the Mayor and Council, both the Mayor and Council will inherit a legacy which will be a proper disaster.

Please reflect the will of the people Monday evening at the meeting of Council.

It's unfortunate this was not an intense issue in the last municipal elections . If it was, election results would likely be different .

As I am unable to attend the Monday meeting in person due to travel, will it be available on zoom?

Chris Maclsaac
Watson Avenue
Oakville

From: chris macisaac
Date: April 8, 2024 at 3:56:02 AM EDT
To: David Gittings <david.gittings@oakville.ca>, Janet Haslett-Theall <janet.haslett-theall@oakville.ca>
Cc: Wades , Walsh Allen , Holdway Alan , Wilson Derek , Paonessa Joe&Natalie , Smith Al "- M."
Subject: Busan, South Korea

Hi Janet and David

Thank you for your opposition to THE WALL which will ruin one of the few remaining beautiful old Towns left in Canada. My wife and I are currently in South Korea. These two buildings approximate 60 stories. It doesn't take much of an imagination to realize the character of Oakville will forever be changed if and when these monstrous buildings are built. They will be visible not only throughout Oakville but on a clear day also from the United States. Surely there is a better and more human way to house Canada's growing population. Canada does not suffer from the same land mass issues as Asian countries.

Chris Maclsaac
Watson Ave
Oakville



From: kareneb94 <campaigns@good.do>
Sent: Thursday, April 18, 2024 9:18 PM
To: _Members of Council; Town Clerks
Subject: Please Take Action: Amend the Proposed Midtown OPA

Dear Mayor Burton and Council

The recently released proposed Official Plan Amendment (OPA) for Midtown Oakville causes me great concern.

Your action is needed to ensure it is further amended to reflect a document that the residents of Oakville will embrace, not abandon.

If allowed, the OPA will have devastating effects on the future we have all envisioned for Midtown. Swift action is needed to reverse its misdirection.

Specifically, take action to correct:

1. Policies that allow developers to build 48-storey towers and no cap on FSI.

A brief review of development applications on hand at Oakville's planning department reveals permissions are sought for some 7,512 units. A simple average calculation of 2 persons in each of those units totals some 15,000 people, a number that surpasses the desired 2031 target of 13,600 people. As the above applications represent approximately 6 hectares of Midtown's overall total of about 43 hectares of developable space. It is easy to see what catastrophic impact this kind of density would result in if continued over Midtown's remaining 37 hectares.

2. Lack of requirements for development to meet sustainability standards.

These would include LEED™ Gold or higher rating, green roof with a minimum 50% coverage, solar capture equipment, use cool roofing materials, rainwater harvesting and recirculation/reuse systems for outdoor irrigation and outdoor water uses, bird-friendly adherence, on-site Low Impact Development (LID) measures, permeable pavement, planting of native species, etc.

3. Lack of prescriptive language in the OPA's wording and insufficient policy to set clear expectations about building form, phasing and timing for community supports like greenspace, shopping and emergency services.

One example of the above is the frequent and continued use of "should" (an encouragement or advisory stance) instead of "shall" (which designates a required action).

This is not the future we want for Midtown. We have clearly stated our opposition in multiple ways, through feedback at public events, attendance at Council, in direct conversations with Planning staff and through continued correspondence.

Oakville wants a made-in-Oakville plan for Midtown - this OPA isn't it.

We cannot support leadership that would leave the door open to this degree of hyper-density and lack of liveability, nor could we cast a vote for them in future.

From: George Niblock <civicinput@newmode.io>
Sent: Thursday, April 18, 2024 10:47 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

George Niblock

Allan Street, Oakville, ON, CA, L6J 3M8

From: Amanda Holden <civinput@newmode.io>
Sent: Thursday, April 18, 2024 11:24 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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Amanda Holden

From: Chris Dunning <civiciput@newmode.io>
Sent: Thursday, April 18, 2024 11:59 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

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Chris Dunning

Howard Avenue, Oakville, ON, CA, L6J 3Y4

From: Janice Taylor <civiciput@newmode.io>
Sent: Thursday, April 18, 2024 11:59 PM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

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Janice Taylor

Elton Park Road, Oakville, ON, CA, L6J 4C1

From: Heather Yale
Sent: Friday, April 19, 2024 2:29 AM
To: Town Clerks
Cc: _Members of Council
Subject: Midtown development

The plan for development as it currently stands is deeply flawed in the following areas:

- too many people in a condensed space: 43 hectares of developable land does not relate to the amount of people who will be expected to occupy that area -quality of life: this plan would appear to be more about warehousing people than developing attractive units that conform to present day Oakville which will smoothly integrate into the community
- what about energy requirements? How will this development conform to what we know is coming regarding energy requirements and a global change in warming and weather patterns? What about water movement and containment, specifically flooding? What about the fact that concrete is an environmentally unfriendly product?
- what about mobility? Congestion will be a real and ongoing issue, creating backlogs of people and vehicles every single day, making the Trafalgar corridor a nightmare going forward
- what about cost? When will the residents of Oakville see a breakdown of the total cost to build Midtown?

In my opinion the group driving the Midtown project forward - as it currently exists - is developers. In no way is this plan consistent with a "liveable Oakville".

Heather Yale
Canterbury Crescent
Oakville L6J5K7

From: Grace Jose
Sent: Wednesday, March 13, 2024 12:35 PM
To: _Members of Council
Subject: Concerns Regarding Midtown Redevelopment in Oakville

Dear Mayor Burton,

Upon thorough review of the information concerning the growth area in the City of Vaughan's Metropolitan Centre, which has relied heavily on the incorporation of tall towers, several concerning trends have emerged.

According to reports from city staff, the actual rate of growth significantly surpasses the initial population targets, with proposed development floor space index (FSI) averaging approximately 1.6 times the permitted levels. If this trajectory persists, the projected population at full build-out could range from 117,000 to 138,000 individuals, a stark contrast to the planned 50,000 residents.

Of particular concern is the revelation by City of Vaughan staff that essential community amenities, parkland, and other vital services necessary to accommodate the growing population have not kept pace with the rapid increase in residents. As a result, forecasts indicate a significant need for substantial public investment to meet service demands, necessitating increased taxes.

Given these troubling developments, I wish to express my serious reservations regarding Oakville's current approach to the redevelopment of Midtown. Specifically:

- Oakville's pursuit of a Midtown plan tailored exclusively to its own needs, emphasizing gradual growth in line with human scale and mixed built forms, reflective of lower densities and diverse housing options suitable for families. This approach prioritizes the creation of essential elements of livability that all residents rightfully deserve.
- It would be imprudent for us to disregard the challenges and shortcomings experienced in Vaughan and fail to learn from them.
- We cannot endorse leadership that would subject our community to similar risks, nor can we support such leadership in future elections.

From: [ANGELA SAHAI](#)
To: [Members of Council](#)
Subject: Re: Midtown unbridled growth
Date: Tuesday, March 19, 2024 3:17:07 PM

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that substantial public investment (taxes) will be required to balance service demands.

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Angela Sahai

From: Simon Samsworth
Sent: Tuesday, March 19, 2024 3:07 PM
To: _Members of Council
Subject: Midtown development

Mayor

Chisholm Street Oakville
L6K 3H5

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

We have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.

Sincerely,

Simon Samsworth and Libby Dunne-Samsworth

From: Sylvia McGroarty <dive130@hotmail.com>
Sent: Tuesday, March 19, 2024 2:54 PM
To: _Members of Council
Subject: STOP YOUR DESTRUCTION OF midtown OAKVILLE. You will be voted out for sure. Your legacy will be appalling.
Attachments: 1000009431.jpg



♥ Loving the Planet

No intelligent species
would destroy
their own
environment.



From: Lauri ASIKAINEN
Sent: Tuesday, March 19, 2024 2:32 PM
To: _Members of Council
Subject: Oakville mid-town plan

Hello,

I sat in the public consultation via Zoom.

My perspective is that this very densely packed plan is not a plan for a "livable" city. I see no reason to debate the structures to be built, the planners plan for the set criteria. This criteria is totally out of line. You should slash the population by 50% and then try again. Hiding behind "this is the set Provincial mandate" is not honest and you are not doing your job by not standing up against it. (See how easy it was to kill the Green Belt plans. Not easy but doable, when you get angry enough.)

Other points I want to make are the apparent dependence on cars and not capitalizing in the great access to rail. The pedestrians and light traffic should come first.

Please get back to the drawing board and plan for a livable city in which we and you would like to live.

Lauri Asikainen

From: blim@jtlglobal.com
Sent: Tuesday, March 19, 2024 2:31 PM
To: Members of Council
Subject: Mid-Town Development

Dear Council

I am writing as am particularly concerned about the current development plans for mid-town Oakville which do not seem to have taken into account the need for greenspace including parkland, community amenities, schools and supporting infrastructure that help to create a livable community.

I am asking that you consider those issues in reviewing any plans to ensure that Oakville remains the highly livable community that it has been

for many years.

**Kind Regards
Bernard Lim
Oakville Resident**

From: Dora-Lee Pope
Sent: Tuesday, March 19, 2024 2:04 PM
To: _Members of Council
Subject: Midtown

Hello everyone,

What can we do to make Oakville a sustainable, welcoming and accommodating city? We work together. We plan together. We commit to slowing down building for the sake of profits.

Please place low rise buildings in midtown. Please keep green spaces and please do not add more vehicle lanes.

Our children, grandchildren and future residents of Oakville will one day thank us. What side of the decision do you want to be remember for?

Sincerely,
Dora-Lee Pope
All Saints Crescent
Oakville

From: Rose Tharail John
Sent: Tuesday, March 19, 2024 2:01 PM
To: _Members of Council
Subject: Concern about midtown Oakville development

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,

- Rose

From: [Oakvillegreen](#)
To: [Cathy Duddeck](#)
Subject: Midtown - A Wake Up Call
Date: Tuesday, March 19, 2024 1:06:34 PM



Protecting & Restoring Nature Where you Live



Town of Oakville concept: Trafalgar Road & Cross Avenue
Two 6-Lane Roads Converging in the Centre of what would be Midtown
Oakville

Plans for the redevelopment of Oakville's Midtown and its tall-tower, hyper density approach to renewal keep inching forward to the dismay of many.

For those who may one day call it home and for those of us with watchful eyes, the perils seem to be mounting.

The approach to Midtown's redevelopment is one that puts livability at the bottom of the list:

- Cross Avenue will be widened to 6 lanes - catering to cars over people. The image above is a concept offered by consultants that depicts the intersection of 6-lane Trafalgar and 6-lane Cross Ave.

- Tall towers set atop podiums that cover the entire building plot, leave no space for trees, green space, play areas or simple spots to sit and reflect.
- The area has no schools, no parks, no libraries and no social supports like medical or safety services. What's to become of our community allotment garden that's been one of Oakville's best little sustainability projects for years?
- The current servicing plan for water/wastewater is already based on accommodating over 60,000 people and it is under review. The population of Midtown could reach 80,000 or more.

Oakville has no Green Development Standards in place. That means no way of directing development to create well-designed communities that employ things like green roofs, native planting, tree canopy, stormwater retention, greenspaces, pedestrian and transit networks and a variety of housing options.

The latest news from the local Coronation Park Residents Association (CPRA) newsletter

<https://conta.cc/3TBFBn7> details how Vaughan's growth centre has gone so wrong that its population is now on a trajectory to crest at over 120,000 people in a growth area originally planned for 50,000 at future build out. It would become the densest area in all of Canada and perhaps all of North America.

The fallout from this overdevelopment chaos has forced the City of Vaughan to undertake a full update of the original Official Plan Amendment for its Vaughan Metropolitan Centre and prepare an assessment of its parks plan because the necessities of livability such as parkland, greenspace and social amenities have not kept pace with development.

Much of the problem has been created by developers who have exceeded development maximums for height and Floor Space Index as well as others who initially filed for lower heights now returning with revised applications for tall tower developments.

The bottom line, along with the entire loss of Vaughan's vision for a vibrant new community, will be that taxpayers will be responsible for providing what the city calls 'substantial public investment' to try to save what it can in terms of livability.

Midtown Oakville is at risk for the same outcome if it continues on its tall-tower approach to redevelopment. The result for local taxpayers would be the same.

Oakvillegreen is calling for a better plan that is a green and pedestrian-friendly, complete community, and expects a plan that reflects valuable feedback from residents.

Send an email with your feedback today. membersofcouncil@oakville.ca

A sample email addressed to Mayor Burton and Council, is at the bottom of the CPRA newsletter that you'll find by clicking here. <https://conta.cc/3TBFBn7>

Please use it as a guide to provide your feedback.

Plant a tree today!

Donate today



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You are receiving this email because you opted in via our website.

Our mailing address is:

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Oakville, ON L6L 3L3
Canada

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

April 18, 2024

VIA EMAIL

His Worship R. Burton and
Members of Oakville Council
c/o Town Clerk
Clerk's Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Mayor Burton and Members of Oakville Council

**Re: Midtown Oakville and Proposed Official Plan Amendment
Your File No. 42.15.59, Town Wide**

We represent Mr. Michael Hohnjec, the owner of 564 Lyons Lane Oakville. This property is located within Midtown Oakville and will be greatly affected by the proposed Official Plan Amendment (the "OPA"). We therefore write to the Town of Oakville on Mr. Hohnjec's behalf to object to the proposed OPA.

We have reviewed the draft Midtown Oakville Official Plan Amendment that was released on April 2, 2024.

We previously circulated our client's concerns in letters to Council dated June 6, 2022, submitted to Council for the June 7, 2022 Planning and Development Council meeting, and May 23, 2023, submitted to Council in respect of the May 23, 2023 Special Planning and Development meeting. We note again that the concerns that we raised at that time have not been addressed in this draft of the Official Plan Amendment, and are reproducing those concerns below, for your ready reference.

Further to our earlier letters, we note that the OPA and the notices in respect of same specifically note that 564 Lyons Lane is excluded from the OPA. Instead of including it within the Midtown Oakville Land Use area on Schedule L1, the proposed OPA will place 564 Lyons Lane within the "Natural Area" designation for the Town. Mr. Hohnjec wishes to register his strong objection to the re-designation of his property and asks that 564 Lyons Lane be included in the proposed Official Plan Amendment, and that its current use as a residential property be reflected in the Official Plan Amendment.

As previously noted, this property is one of only a few rental properties in the Midtown area of Oakville. We particularly point out that this property is one of the very few that

Royal Building
277 Lakeshore Road East, Suite 211
Oakville ON L6J 1H9



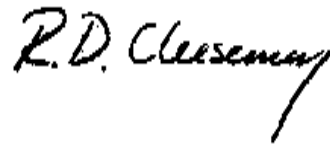
Toronto Meeting Rooms
Brookfield Place, 161 Bay Street, Suite 2700
Toronto ON M5J 2S1

offer low-cost rentals. This current use of the land should be recognized in the Official Plan Amendment, as it is our client's intention to see that the current use of the property continues into the foreseeable future.

Our client is also concerned with any plans to "re-locate" Lyons Lane within the Midtown Plan, as the current use of the property takes its access and egress from Lyons Lane. Any plans to move the location of the right-of-way should not be allowed to impact on our client's right of access to a public street.

Thank you for your consideration of the above points.

Yours very truly

A handwritten signature in black ink that reads "R. D. Cheeseman". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Russell D. Cheeseman
RDC/saf

cc: Michael Hohnjec

From: Georgette Bolger
Sent: Thursday, April 18, 2024 1:26 PM
To: _Members of Council; Town Clerks
Subject: letter to Mayor and Council

To: Town Clerk and Mayor Burton and Council

This letter is to remind you, the decision makers that **Midtown's future and its liveability are under threat!**

The Draft Official Plan Amendment from staff and consultants is a sea of 35, 40, 45 & 48-storey towers packed **with over 70,000 people in a space of just 1-square kilometre in size.**

Visitors who arrive seeking the quaint charm that has symbolized Oakville for more than a century, will be met with a wall of faceless towers.

This is not the Oakville we love. It is not the Oakville we want to leave for the generations who follow.

The draft Official Plan for Midtown is one of the most critical planning decisions we will make for the next generation. **It will define the scale, intensity and liveability, or lack thereof, for a community at the heart of Oakville.**

After months of meetings, presentations, questions and more, the draft Official Plan Amendment (OPA) does not reflect the consistent and overwhelming feedback received from the public.

Midtown can make a positive contribution to our growth and community BUT the proposed population far exceeds what is reasonable or responsible. No review has been undertaken to assess Midtown's true capabilities as an Urban Growth Centre. Outdated assumptions that positioned it as Oakville's most significant growth node were based on building heights and densities of the day. No analysis was undertaken of the 43 developable hectares in relation to the 103 hectare overall size.

This is the biggest development project Oakville will ever undertake. We need to get it right. We ALL need to get involved.

As a long time resident of Oakville, **I am taking action** by writing this Council and the Mayor to remind each and every one of you that;

This is not the Oakville we love. It is not the Oakville we want to leave for the generations who follow.

Yours truly,
Marie-Georgette Bolger

From: Roger Mailhot
Sent: Thursday, April 18, 2024 1:12:12 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Cc: Helen Mailhot
Subject: April 22 Midtown

Dear Councilors,

Given the absence of adequate green spaces, the suggested heights of the buildings, and the population concentration, the proposed OPA is incompatible with a good quality of life and certainly with the Oakville's tag line and objective to be "the most liveable town in the country."

Please vote against the midtown OPA that will be submitted on April 26 at the Council Meeting.

Roger Mailhot
Byron St
Oakville

From: Kathy Chan
Sent: Thursday, April 18, 2024 1:42 PM
To: Town Clerks; membersofcounsel@oakville.ca
Subject: April 22 Midtown OPA

Good morning,

I would like my Voice to be on the record that I am, a resident of Midtown Oakville being impacted by this OPA, the final draft!

I Totally agree with my Ward 3 counselor Dave Gittings, this final draft of OPA is disastrous to Midtown as it is presented!! We're talking about a limited 43 hectare of developed land to be congested with 80,000+ occupants, there's no logistics into this maths, not infrastructure not environmental can sustain, this's beyond the Provincial Government mandate, I've been in beautiful Oakville for over 20+ years! I can't imagine how could my mayor and counselors allow Town Clerk and consultants to ruin this beautiful town with Towers of Walls, they've No Visions nor they're the ones who live within it!

We're the ones to be impacted by this OPA Why not extend the boundaries for this OPA?

I am a taxpayer, I love Oakville, has been my home for many years and want to be many more years I called Home!!

We can work within the Provincial mandate and still keep Midtown beautiful as it is Now!!

Mayor Burton and our counselors have the power to correct this OPA! We did not vote for the Town clerks nor consultants! Please Do the Right thing! We need green space and Wall of Towers!!

Thank You for listening!!

Midtown Resident
Kathy Chan
Oakville

From: Roger Passmore

Sent: Thursday, April 18, 2024 2:21:43 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Subject: Midtown Plan Needs Less Density

April 18/24

Dear Councillor

I am **very much opposed to the proposed OPA plan for Midtown** because it does not create a livable area consistent with the vision for Oakville. Surely you must see this too. I am especially displeased with the height of the towers proposed. They don't keep with the nature of the Oakville community and will drastically increase the density of the Trafalgar Rd/ Cross Ave /QEW area making traffic congestion a major problem. The plan needs to be reworked to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

Roger Passmore

Elmhurst Ave, Oakville

From: Beatrice Masini
Sent: Thursday, April 18, 2024 2:29 PM
To: Janet Haslett-Theall; Town Clerks; David Gittings; _Members of Council
Subject: Midtown Plan

Beatrice and Michel Masini
Balsam Drive
Oakville. On

We are strongly opposed to the Midtown development plan. This is not in line with the culture and planning of Oakville. The concentration of high buildings (10 storeys+) on 43 acres of development land is atrocious.

I would suggest that Mayor Burton and his staff spend less time in Dubai , at our expense I should add, and more time considering the real needs of Oakville and what Oakville should look like in the future. What is next: a Palm Island of stacked townhomes on Lake Ontario! We are not the Middle East ,we are Oakville! Please preserve its character. I would strongly suggest you reconsider the Midtown Plan.

Beatrice and Michel Masini

From: Caroline.Hogwood
Sent: Thursday, April 18, 2024 3:06 PM
To: Town Clerks
Subject: April 22 Midtown OPA

Please note as members of the Chartwell Maplegrove Residents Association we are NOT in favour of 40-48 storey buildings in midtown. Surely town planners have better ideas???

Please list us on any petitions/tallies that indicate 'NO SUPPORT' for this proposal.

Thank you
Caroline Hogwood
J. Barry Sutton

From: Vital Delasoie
Sent: Wednesday, January 24, 2024 7:30 PM
To: _Members of Council; Neil Garbe; Jane Clohecy; Cathy Duddeck; Gabe Charles
Cc: oakvillelakesidera@gmail.com
Subject: RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. 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.

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- I would like to see options that meet but do not exceed the 2051 provincially mandated growth numbers; and options that optimize the livability of the land available for development in Midtown.
- I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Sincerely,

From: Cheryl Young
Sent: Wednesday, January 24, 2024 6:49 PM
To: _Members of Council; neil.garge@oakville.ca; Jane Clohecy; Cathy Duddeck; Gabe Charles
Cc: Ben Penman
Subject: Midtown Oakville Development Plan

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. 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.

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- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

In addition, we would like to understand if any of the retailers and other service providers in the Midtown area have been consulted on these plans and what their reaction has been. We have at least 2 shopping areas with major big box retailers/services and smaller local shops/chains. What will be the impact on them?

Regards,

Cheryl M. Young & Benjamin W. Penman
Robinson Street
Downtown Oakville

From: Lindsay Gosling
Sent: Wednesday, January 24, 2024 6:12 PM
To: _Members of Council; Neil Garbe; Jane Clohecy; cathyduddeck@oakville.ca; Gabe Charles
Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. **I support the provincially mandated growth numbers to 2051.** 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 the done is a way to **ensure the livability people deserve.**

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- I would like to see options that **meet but do not exceed the 2051 provincially mandated growth numbers;** options that optimize livability of the land available for development in Midtown.
- I would like to see options that **keep building heights to an average of 20 storeys** in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of **“missing middle”** building styles, such as mid-rise and 5-6 story mansion blocks.
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- **I would like to see a comprehensive, overall depiction of how all our growth areas** will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.
- The OPA must address **Green Building and Green Energy** plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction,** stormwater and grey-water strategies.

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.

Kind Regards,
Lindsay Gosling

From: Nana Rehem
Sent: Wednesday, January 24, 2024 5:30 PM
To: membersofcouncil@oakville.ca; Neil Garbe; Jane Clohecy; Cathy Duddeck; Gabe Charles
Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. 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.

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- I would like to see options that meet but do not exceed the 2051 provincially mandated growth numbers; and options that optimize the livability of the land available for development in Midtown.
- I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Sincerely,
Nana Rehem and Richard Glover

From: Paul Ambrose

Sent: Wednesday, January 24, 2024 3:26 PM

To: _Members of Council; Neil Garbe; Jane Clohecy; Cathy Duddeck; Gabe Charles

Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would

like to express my specific concerns and have some requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown.

I have very serious reservations about the options that have been presented, to date, and the

manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

*** Multiple options presented on January 30th via three-dimensional renderings, with a clear**

explanation of height and density, public realm amenities, and road networks.

*** Options that meet but do not exceed the long-term provincially mandated growth numbers,**

and options that optimize the livability of the land available for development in Midtown.

*** Options that keep building heights to a maximum of 20 stories in Midtown.**

*** An integration of a variety of “missing middle” building styles, such as mid-rise.**

*** Consideration for the transition area from single-family residential south of Cornwall**

Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.

*** A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.**

*** Inclusion of Green Building and Green Energy plans for Midtown**
While I understand that the province has mandated growth in two phases, to ensure responsible growth, this should be clearly delineated by way of a second amendment to the current plan

later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site. 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.

Signed,

Paul Ambrose

From: Nancy Robertson
Sent: Thursday, March 14, 2024 11:13 AM
To: Mayor Rob Burton
Cc: Janet Haslett-Theall; David Gittings; Cathy Duddeck; Ray Chisholm; Tom Adams; jonathan.mcniece@oakville.ca; Allan Elgar; Nav Nanda; Sean O'Meara; Peter Longo; mark.grant@oakville.ca; Jeff Knoll; Natalia Lishchyna; Scott Xie
Subject: Midtown

Dear Mayor Burton,

I am writing about Midtown as I have concerns.

I have been engaged in the discussion about Midtown Growth for more than 10 years. It is a natural location for intensification with its access to transit and highways. I still maintain my support for this growth node HOWEVER I am concerned that the Town is missing an opportunity to create a new neighbourhood that we can be proud of. There is an opportunity for a design that supports a neighbourhood that people want to live in. It cannot be a tower wasteland. This is the concern. The projected numbers are a real problem. Metrolinx is a crucial partner yet they are absent from the discussion. Parks and green space should be the first installations yet there is a risk that green space won't be factored in until many years after the towers are built.

And now this news from Vaughn. This frightens me.

Reports from Vaughn staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. One of the most troubling facts is that City of Vaughn staff advised City Council that community service amenities, parkland and other vital needs to service the population in that area have not kept pace with the population increases. As a result, forecasts clearly reveal that substantial public investment (taxes) will be required to balance service demands. I do not want this for Oakville. Gradual growth, human scale, mixed building form, lower densities, housing types that serve families, liveability for all residents - this is what we deserve and we have this unique opportunity to plan.

It is irresponsible of us to ignore the experiences and mistakes of other communities.

Sincerely,

Nancy Robertson

From: Aiton, Michael
Sent: Thursday, March 14, 2024 9:37 AM
To: _Members of Council
Subject: Midtown Oakville development planning review

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,

Michael Aiton

Michael Aiton

From: Laurie Blaha
Sent: Thursday, March 14, 2024 8:37 AM
To: _Members of Council
Subject: Midtown Plan

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that substantial public investment (taxes) will be required to balance service demands.

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,

From: Vlad Miropolsky
Sent: Wednesday, March 13, 2024 7:13 PM
To: Members of Council
Cc: Mayor Rob Burton
Subject: Your Urgent Attention is required

Dear Mayor Burton and Members of the City Council,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the

population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that substantial public investment (taxes) will be required to balance service demands.

We want to avoid this happening in Oakville! I have serious concerns with Oakville's current approach to Midtown's redevelopment:

*** Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.**

*** It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on**

them.

*** We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.
Sincerely,**

Vladislav Miropolsky

From: Justin MacCormack
Sent: Wednesday, March 13, 2024 5:49 PM
To: _Members of Council
Cc: Tamara MacCormack

Mayor Burton and council members,

I'm writing to express my concern on the tall-tower concept for midtown Oakville. While I recognize we must create affordable housing to meet growth, I do believe a 55 story building is an eye sore visually and the associated infrastructure costs to support such buildings becomes a tax burden that all members in Oakville would be required to fund.

The decisions we make today will have a profound impact on our future generation and accordingly I would ask that you give strong consideration to the views of the surrounding community, who are key stakeholders too. Surely we can find a solution that accommodates growth and is much more reasonable in terms of the height and future costs associated with such buildings.

Respectfully,
Justin and Tamara MacCormack

From: Hart Jansson
Sent: Wednesday, March 13, 2024 5:22 PM
To: Mayor Rob Burton
Cc: Cathy Duddeck; Ray Chisholm; Diana Trask
Subject: Draft Midtown Plan is wrong on several counts

Dear Mayor and Councillors,

I have serious concerns about the current proposal for Oakville's midtown development. It is too dense, and there are not enough green spaces and local services available to provide a high quality living environment that would encourage active local transport instead of the use of cars. There are many parallels with the disastrous plan being proposed for Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from Vaughan staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

Please act on the input from many citizens and RAs to ensure that we have a livable Midtown AND that 'growth pays for growth', which has been the Mayor's motto for some time:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- I cannot support leadership that would expose Oakville taxpayers to the same risks, nor would I cast a vote for them in future.

Sincerely,
Hart Jansson
Brant St, Oakville
L6K 2Z6

From: Troy McLean
Sent: Wednesday, March 13, 2024 2:59 PM
To: _Members of Council
Subject: Midtown Redevelopment Concerns

Dear Mayor Burton,

I hope this email finds you well.

As a 50 year resident of Oakville, I am writing to express my serious concerns regarding Oakville's approach to the redevelopment of Midtown. I am pro development, but as we review the experiences of other municipalities, particularly the City of Vaughan's Metropolitan Centre growth area, it is clear that careful consideration is needed to avoid repeating mistakes.

Reports from Vaughan's staff indicate that actual growth has far exceeded initial population targets, with development proposals indicating a significant increase in density compared to what was initially planned. This trend, if unchecked, could result in a population at full build-out that far exceeds projections. Furthermore, Vaughan's staff have noted that essential community service amenities and parkland have not kept pace with population increases, indicating a critical gap in planning and infrastructure provision.

Given these findings, it is imperative that Oakville takes a measured and thoughtful approach to Midtown's redevelopment. Rather than adopting a plan based solely on tall towers and high density, Oakville should prioritize a made-in-Oakville approach that emphasizes gradual growth, human-scale development, and a mix of housing types that can accommodate families. By focusing on lower densities and providing adequate time and resources to create essential elements of liveability, we can ensure that all residents benefit from a well-planned and sustainable community.

Ignoring the lessons learned from Vaughan's experience would be irresponsible. We cannot afford to expose Oakville to the same risks, nor can we support leadership that fails to learn from past mistakes. It is crucial that we prioritize the long-term well-being of our community and make informed decisions based on the evidence at hand.

Thank you for considering my concerns. I look forward to discussing this matter further and finding a path forward that reflects the best interests of Oakville residents.

Sincerely,

Troy McLean

From: Roxanna Scarfo
Sent: Wednesday, March 13, 2024 1:34 PM
To: _Members of Council
Subject: Serious concerns!

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Roxanna Scarfo

From: Ed Rieckelman <civinput@newmode.io>
Sent: Friday, April 19, 2024 12:46 AM
To: Town Clerks
Subject: Midtown OPA needs substantial changes

Dear Mayor Burton and Oakville Town Council:

Oakville needs to pass an Official Plan Amendment (OPA) for Midtown in order to maintain control over how Midtown is developed to 2051 and beyond. We support an OPA that delivers on a livable, complete community for Midtown. A lot of work has been done but we believe the plan needs substantive changes to get it right. The draft OPA contains serious, unresolved issues that do not live up to the promise of Livable Oakville.

OUR CONCERNS:

1. Why does the OPA propose to fit the equivalent population of North Oakville (**80,000+ people**) into Midtown which is **LESS THAN ½ a SQUARE KILOMETRE?**

We believe the proposed population density for midtown is wrong. Potentially 4x the provincially mandated 200 people and jobs per hectare. This is too high for such a small area (only 43 Hectares of developable land).

2. Will allowing 45 storey towers really solve the housing affordability crisis?

We don't believe that tall towers will result in more affordable housing because the market sets pricing and developers don't build unless there is sufficient demand to make a profit.

3. Will Midtown be a desirable place to live or will it be a place you need to leave to access everyday necessities?

We do not see how this plan will provide a livable, complete community for its residents.

4. What effect will this **hyper-density** have on day-to-day life in Oakville?

We believe it will make life for all Oakville residents more difficult because of the traffic congestion through the Trafalgar Road corridor and make access to the Oakville GO Station very challenging.

5. **Who is going to pay** for all the new infrastructure needed for Midtown?

We believe development charges to be paid by the developers will not cover the entire cost of the infrastructure required to service Midtown. Oakville Taxpayers are likely to see significant increases in their property tax bills in the next few years to cover the shortfall.

OUR ASK:

Please direct staff to revise the Midtown OPA and address the points raised above prior to the final vote on June 24th, 2024.

Ed Rieckelman

Ryland Terrace, Oakville, ON, CA, L6J 7R1

From: Marlene Dick
Sent: Tuesday, March 19, 2024 11:00 PM
To: _Members of Council
Subject: Midtown development

Dear members of council and mayor Burton

I am writing this letter in pure frustration at what is going on with the proposed midtown development. I don't understand what is happening to our lovely town of Oakville. There used to be such strict rules about building heights, etc. I voted for mayor Burton, because in the past, he always seemed to care about Oakville and its residents. I think now it is more about the money that Doug Ford is tangling in front of him. Surely, there is a way that homes can be built in a way that keeps Oakville livable.

My family and myself have lived in Oakville for 35 years and have loved it. I never thought this type of development with city type towers could ever come here. It feels like our mayor and council don't care about the people who have lived here for years or what we would like to see in our town. They are catering to people who don't live here now and haven't been paying taxes for years like the current residents have been.

I know the provincial government is pressuring the towns to build with density in mind but from what I have found out by going to town meetings is that Oakville has gone well beyond what is required and hasn't put up any fight like other municipalities have.

I can't tell you how disappointed I am with this whole situation. Cramming in Toronto-like towers and so many people in such a small area is unbelievable. If I wanted to live in Toronto or Mississauga, I would have.

Please fix this situation before any building begins.

Sincerely,

Marlene Dick

From: Valerie Green
Sent: Tuesday, March 19, 2024 8:10 PM
To: _Members of Council
Subject: Midtown Development

The proposal to build 50 something story buildings is so wrong. It is against the very values of our town and will negate our small town neighbourly charm.

I have lived in Oakville 47 years and been extremely proud of this warm, quaint, vibrant community.

I think it is errantly irresponsible that our elected members are even entertaining this idea.

Valerie Green

Arkendo Dr.

From: Karla Tolstoy
Sent: Tuesday, March 19, 2024 6:20 PM
To: _Members of Council
Subject: Oakville approach to midtown

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Karla Stephens

From: linda larwill
Sent: Tuesday, March 19, 2024 5:10 PM
To: _Members of Council
Subject: Oakville's Midtown Development

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

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Sincerely,
Linda Larwill

From: [Marie O'Sullivan](#)
To: [Members of Council](#)
Cc: [Karl O'Sullivan](#)
Subject: Mid-Town development -
Date: Tuesday, March 19, 2024 5:08:13 PM

I am very concerned to see the intense density of the plan for the mid-town of Oakville. There seems to be little consideration for how families will live there - ie parks, schools, and recreation centres. And even though it is beside the railway, people will still need cars - so I cannot see how the roads will cope with the increased traffic. The current situation on the QEW and the 403 is a huge back up already- PLEASE rethink this project with PEOPLE in mind, NOT the construction companies.

Marie O'Sullivan
- Lakeshore Rd E,
Oakville. ON L6J 6M9

From: [Sandra Garvie](#)
To: [Members of Council](#)
Subject: Plans for the redevelopment of Oakville's Midtown.
Date: Tuesday, March 19, 2024 4:51:33 PM

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future. Yours truly, Sandra Garvie

From: [Jean Mccharles](#)
To: [Members of Council](#)
Subject: Mayor Burton
Date: Tuesday, March 19, 2024 4:00:22 PM

I am very upset with the planned towers and 6 lane Cross Ave. I have lived in Oakville for over 60 years and have been proud of the green spaces and trails I.e. suburbia. If I wanted to live in the city I would move to Toronto!
Please stop this madness

Jean McCharles

From: [Jean Mccharles](#)
To: [Members of Council](#)
Subject: Mayor Burton
Date: Tuesday, March 19, 2024 4:00:22 PM

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To: [Members of Council](#)
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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future. Yours truly, Sandra Garvie

From: [Gay Ahmed](#)
To: [Members of Council](#)
Subject: Let's make Oakville more liveable
Date: Wednesday, March 20, 2024 10:25:27 PM

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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I have serious concerns with Oakville's current approach to Midtown's redevelopment:

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

I volunteered with a group to brainstorm ways to make Oakville liveable.....this is not the answer!

Sincerely,

Gay Ahmed

From: GUS MARQUEZ
Sent: Monday, March 18, 2024 11:39 AM
To: ServiceOakville
Subject: Midtown in Oakville -

Categories: FW to kb.info for clarification, Stephanie

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will pro gradual growth based on human scale, mixed built form, reflecting low densities and housing types that will serve families and provide time an resources to create the required elements of liveability that ALL reside deserve.
- It would be irresponsible of us to ignore the experiences and mistake encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks could we cast a vote for them in future.

Sincerely,

Gus Marquez

Dorval Dr Oakville, ON L6M 4V8

--

From: Joan Murray
Sent: Thursday, April 18, 2024 9:48 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown proposed OPA

Dear Mayor Burton and Councillors:

I have been following with interest the plans for the development of Midtown. Although I reside in Ward 2, I believe that what happens in Midtown will affect everyone in the town. As a result I feel it is important for me to register my opposition to the OPA as it currently stands.

We have one chance to get the balance right with Midtown. Intensity near a major transit node makes sense, but not at the scale the OPA proposes. The increased heights in the current version of the plan are overkill. They are too much in too small an area and will result in a yet another barrier, effectively cutting the town in two as surely as if we had chosen to build another highway.

The tower heights proposed earlier in the project were much more reasonable. Why has the target density increased so far beyond the provincial mandate? Why do the units proposed include so few 2 and 3 bedroom units? If we expect families to live in this area, are they all expected to live in townhouses, because the preponderance of tower units are 1 bedroom? A mixed, diverse community is what has been discussed. Presumably that means within multi-unit buildings as well.

I am a single person in my late 60s living in one of a dwindling number of 3 bedroom mid-century bungalows on a quarter acre lot in Ward 2. By the time Midtown is a reality it will likely impact my life very little. But it ought to be a place I could conceivably and comfortably downsize to. As it stands now, with each iteration of the plan that becomes less and less appealing, less and less likely.

In fairness, my own neighbourhood as it is evolving is contributing nothing to increasing density. Yes, larger 2 storey homes are being built on these large lots. But they still only accommodate one family, as before. New homes are much larger, have far too many bathrooms, and giant garages. And as each one is built we create future sustainability issues with regards to water service, water pressure, reduced tree cover, number of automobiles, etc.

Let's make sure that with Midtown we take the time to get it right. The vision behind it is valid. But we have only one chance to create a thriving new community that works with and not against the larger community of which it is, and will remain, the central core.

Sincerely,

Joan K. Murray

Selby Ave. Oakville, L6L 2M5

From: Nancy Gossling
Sent: Thursday, April 18, 2024 11:00 AM
To: _Members of Council; Town Clerks; Neil Garbe; Jane Clohecy; Gabe Charles; Cathy Duddeck; Mayor Rob Burton
Cc: Janet Haslett-Theall; David Gittings
Subject: Midtown Development - OPA Amendment.

Email to:

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. 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.

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- I would like to see options that meet but do not exceed the 2051 provincially mandated growth numbers; and options that optimize the livability of the land available for development in Midtown.
- I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.

- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Respectfully submitted.

Nancy Gossling,
Trafalgar Road
Oakville

Nancy Gossling

From: Marcia Todd
Sent: Thursday, April 18, 2024 11:23 AM
To: Town Clerks
Subject: Midtown

I encourage Council to vote for lower buildings and more green space to keep the Oakville concept of living.

Marcia Todd
Church St. L6J 7G4

From: Dodie Layton

Sent: Thursday, April 18, 2024 11:17 AM

To: Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Subject: Proposed OPA Plan for Midtown Oakville

Subject: Midtown Plan Needs Less Density Dear Councillor,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville.

Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

And please, PLEASE incorporate large green spaces with shade and trees - on the ground, not just as rooftop paved spaces. While the trail system throughout Oakville's ravines are quite terrific, there are fewer park spaces in which people who live in high rise towers have to spread out with family and enjoy a picnic on a lovely day. The ones we do have are very crowded now on holidays and weekends. Citizens need green spaces for mental and physical health and well-being, as we all know. The kind of well-being achieved by time spent in green spaces not only increases productivity, happier people and happier children, but less violence.

Thank you.

~ Dodie Layton

From: Preet Sekhon
Sent: Thursday, April 18, 2024 11:44 AM
To: Town Clerks
Subject: Concerns about Mid town Planning

Oakville Town Clerk,

We are extremely concerned about Mid town planning that the Town of Oakville has undertaken. The increased density and condos in the midtown will add significant pressure to the already busy Trafalgar Road, Go parking and nearby infrastructure. This is not the Oakville we envisioned when we moved here and we certainly don't want it to look like Mississauga. Please record our official disapproval of the current plan.

Regards
Preet and Rahul Sekhon
Linbrook Road
Oakville

From: Sharon Moore
Sent: Thursday, April 18, 2024 11:56 AM
To: Town Clerks
Subject: Concerns re midtown Oakville

Dear Town Clerk,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

When our family of five moved here to Oakville nearly six years ago, we were drawn here by the livable elements of Oakville that make this town so unique. We saw them with our eyes — the trees, the space, the low density — and we read about them — it was named the best place to live in Canada, and had **a mayor who repeatedly said he was committed to making Oakville Canada's most livable town.**

Nothing about this poorly forecasted and out of control development aligns with making Oakville Canada's most livable town — for the current residents, and certainly not for the new residents that would be living in this corridor lacking liveable resources. Any development plans must

be viewed through the lens of maintaining those features that make Oakville unique, and it is in no existing or future residents' best interests for planning to exceed required densities.

Sincerely,
Sharon Moore
Oakville Resident

From: Lindsay Gossling
Sent: Thursday, April 18, 2024 12:10 PM
To: _Members of Council; Town Clerks; Neil Garbe; Jane Clohecy; Gabe Charles; Cathy Duddeck; Mayor Rob Burton
Cc: Janet Haslett-Theall; David Gittings
Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. 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.

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- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
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- I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
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- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Respectfully submitted.

Lindsay

--

Lindsay Gossling

From: Dorothy Becker
Sent: Thursday, April 18, 2024 12:26 PM
To: Town Clerks
Midtown

I don't agree with the plan, we have too many high rises already.

Sent: Thursday, April 18, 2024 11:56 AM
To: _Members of Council
<MembersofCouncil@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca>
Subject: OPA

It is premature to approve without a traffic and parks study. Peter & Sally Ryan

From: Hella Comat
Sent: Wednesday, March 20, 2024 6:22 PM
To: _Members of Council
Subject: Development Plans in Oakville

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
H. Comat

From: Janice Taylor
Sent: Wednesday, March 20, 2024 5:12 PM
To: Mayor Rob Burton
Cc: _Members of Council; Janet Haslett-Theall; David Gittings
Subject: Oakville Midtown redevelopment

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

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Sincerely,

Janice and Boyd Taylor

From:
Sent: Wednesday, March 20, 2024 9:33 AM
To: _Members of Council; Mayor Rob Burton
Subject: Say no

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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Sincerely,

Monika Blewett

From: Joanne Maziarczyk
Sent: Wednesday, March 20, 2024 8:41 AM
To: _Members of Council
Subject: Worried about our future in Oakville
Attachments: S.gif

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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Sincerely,
Joanne Maziarczyk, David Ave

From: Sergio Gomes

Sent: Sunday, January 7, 2024 8:54 AM

To: Gabe Charles <gabe.charles@oakville.ca>; cathyduddeck@oakville.ca; Jane Clohecy <jane.clohecy@oakville.ca>;
_Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>

Cc: Anna Lindsay <anna.tokarchuk01@gmail.com>

Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. **I support the provincially mandated growth numbers to 2051.** 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 the done is a way to **ensure the livability people deserve.**

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

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mandated growth numbers;** options that optimize livability of the land available
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I would like
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20 storeys** in Midtown with a maximum population density in any sq. km not to

exceed 20,000 per sq. km.

I would like to see an integration of a variety of “**missing middle**” building styles, such as mid-rise and 5-6 story mansion blocks.

The transition area from single family residential to the south of Cornwall Road must be considered. This means **significantly lower building heights south of the train tracks**. Taller buildings should be located to the north, along the QEW corridor

I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.

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The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.

The OPA must address **Green Building and Green Energy** plans for Midtown.

The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction**, stormwater and grey-water strategies.

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.

Sergio Gomes

-----Original Message-----

From: jennybaptist1 <campaigns@good.do>

Sent: Tuesday, April 16, 2024 11:59 AM

To: _Members of Council <MembersofCouncil@oakville.ca>; Town Clerks <TownClerk@oakville.ca>

Subject: Please Take Action: Amend the Proposed Midtown OPA

Dear Mayor Burton and Council

The recently released proposed Official Plan Amendment (OPA) for Midtown Oakville causes me great concern.

Your action is needed to ensure it is further amended to reflect a document that the residents of Oakville will embrace, not abandon.

If allowed, the OPA will have devastating effects on the future we have all envisioned for Midtown. Swift action is needed to reverse its misdirection.

Specifically, take action to correct:

1. Policies that allow developers to build 48-storey towers and no cap on FSI.

A brief review of development applications on hand at Oakville's planning department reveals permissions are sought for some 7,512 units. A simple average calculation of 2 persons in each of those units totals some 15,000 people, a number that surpasses the desired 2031 target of 13,600 people. As the above applications represent approximately 6 hectares of Midtown's overall total of about 43 hectares of developable space. It is easy to see what catastrophic impact this kind of density would result in if continued over Midtown's remaining 37 hectares.

2. Lack of requirements for development to meet sustainability standards.

These would include LEED™ Gold or higher rating, green roof with a minimum 50% coverage, solar capture equipment, use cool roofing materials, rainwater harvesting and recirculation/reuse systems for outdoor irrigation and outdoor water uses, bird-friendly adherence, on-site Low Impact Development (LID) measures, permeable pavement, planting of native species, etc.

3. Lack of prescriptive language in the OPA's wording and insufficient policy to set clear expectations about building form, phasing and timing for community supports like greenspace, shopping and emergency services.

One example of the above is the frequent and continued use of "should" (an encouragement or advisory stance) instead of "shall" (which designates a required action).

This is not the future we want for Midtown. We have clearly stated our opposition in multiple ways, through feedback at public events, attendance at Council, in direct conversations with Planning staff and through continued correspondence.

Oakville wants a made-in-Oakville plan for Midtown - this OPA isn't it.

We cannot support leadership that would leave the door open to this degree of hyper-density and lack of liveability, nor could we cast a vote for them in future.

-----Original Message-----

From: haschols <campaigns@good.do>

Sent: Tuesday, April 16, 2024 3:22 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Town Clerks <TownClerk@oakville.ca>

Subject: Please Take Action: Amend the Proposed Midtown OPA

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From: paintergirl <campaigns@good.do>
Sent: Tuesday, April 16, 2024 5:18 PM
To: _Members of Council; Town Clerks
Subject: Please Take Action: Amend the Proposed Midtown OPA

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From: laurajurasek <campaigns@good.do>
Sent: Tuesday, April 16, 2024 5:20 PM
To: _Members of Council; Town Clerks
Subject: Please Take Action: Amend the Proposed Midtown OPA

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From: Charlotte Cummins

Sent: Tuesday, April 16, 2024 9:25:37 PM

To: Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Subject: Midtown

Dear Councillor

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville. Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

For ease, here are the email addresses of the Mayor and Councillors that can be copied into the email address box.

Charlotte Cummins
Oakville Resident

From: jockmacrae <campaigns@good.do>
Sent: Wednesday, April 17, 2024 6:43 PM
To: _Members of Council; Town Clerks
Subject: Please Take Action: Amend the Proposed Midtown OPA

Dear Mayor Burton and Council

The recently released proposed Official Plan Amendment (OPA) for Midtown Oakville causes me great concern.

Your action is needed to ensure it is further amended to reflect a document that the residents of Oakville will embrace, not abandon.

If allowed, the OPA will have devastating effects on the future we have all envisioned for Midtown. Swift action is needed to reverse its misdirection.

Specifically, take action to correct:

1. Policies that allow developers to build 48-storey towers and no cap on FSI.

A brief review of development applications on hand at Oakville's planning department reveals permissions are sought for some 7,512 units. A simple average calculation of 2 persons in each of those units totals some 15,000 people, a number that surpasses the desired 2031 target of 13,600 people. As the above applications represent approximately 6 hectares of Midtown's overall total of about 43 hectares of developable space. It is easy to see what catastrophic impact this kind of density would result in if continued over Midtown's remaining 37 hectares.

2. Lack of requirements for development to meet sustainability standards.

These would include LEED™ Gold or higher rating, green roof with a minimum 50% coverage, solar capture equipment, use cool roofing materials, rainwater harvesting and recirculation/reuse systems for outdoor irrigation and outdoor water uses, bird-friendly adherence, on-site Low Impact Development (LID) measures, permeable pavement, planting of native species, etc.

3. Lack of prescriptive language in the OPA's wording and insufficient policy to set clear expectations about building form, phasing and timing for community supports like greenspace, shopping and emergency services.

One example of the above is the frequent and continued use of "should" (an encouragement or advisory stance) instead of "shall" (which designates a required action).

This is not the future we want for Midtown. We have clearly stated our opposition in multiple ways, through feedback at public events, attendance at Council, in direct conversations with Planning staff and through continued correspondence.

Oakville wants a made-in-Oakville plan for Midtown - this OPA isn't it.

We cannot support leadership that would leave the door open to this degree of hyper-density and lack of liveability, nor could we cast a vote for them in future.

From: Georgette Bolger

Sent: Wednesday, April 17, 2024 6:02 PM

To: Town Clerk and Mayor Burton and Council

This letter is to remind you, the decision makers that **Midtown's future and its liveability are under threat!**

The Draft Official Plan Amendment from staff and consultants is a sea of 35, 40, 45 & 48-storey towers packed **with over 70,000 people in a space of just 1-square kilometre in size.**

Visitors who arrive seeking the quaint charm that has symbolized Oakville for more than a century, will be met with a wall of faceless towers.

This is not the Oakville we love. It is not the Oakville we want to leave for the generations who follow.

The draft Official Plan for Midtown is one of the most critical planning decisions we will make for the next generation. **It will define the scale, intensity and liveability, or lack thereof, for a community at the heart of Oakville.**

After months of meetings, presentations, questions and more, the draft Official Plan Amendment (OPA) does not reflect the consistent and overwhelming feedback received from the public.

Midtown can make a positive contribution to our growth and community BUT the proposed population far exceeds what is reasonable or responsible. No review has been undertaken to assess Midtown's true capabilities as an Urban Growth Centre. Outdated assumptions that positioned it as Oakville's most significant growth node were based on building heights and densities of the day. No analysis was undertaken of the 43 developable hectares in relation to the 103 hectare overall size.

This is the biggest development project Oakville will ever undertake. We need to get it right. We ALL need to get involved.

As a long time resident of Oakville, I am taking action by writing this Council and the Mayor to remind each and every one of you that;

This is not the Oakville we love. It is not the Oakville we want to leave for the generations who follow.

Yours truly,

Marie-Georgette Bolger

From: Patte Seaton

Sent: Wednesday, April 17, 2024 10:32:08 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Cc: memberjoshuacreek@gmail.com <memberjoshuacreek@gmail.com>

Subject: Opposition to the Midtown Oakville proposal

Dear Mayor of Oakville and the Oakville Town Councillors,

My names is Patte Seaton. I am writing this letter on behalf of my husband Shabbir Ahmad and myself. I am a retired Bell Canada Executive and my husband has worked around the world in Microscopy business. We are both now retired. We live in Ward 3 and consider ourselves long term Oakville residents. I have lived here since 1986. We have raised our sons here. We love Oakville.

I am writing to you today to voice our strong opposition to the Town's Midtown proposal that is scheduled for discussion on April 22nd. We will be attending. We have attended most meetings on the plan and have provided feedback during the process and were pleased that we had the opportunity to contribute.

We were initially excited about the opportunity to grow a new community within our Oakville boundaries. We are now just petrified and just so disappointed about where this plan sits now.

LIVABILITY for Midtown and all residents of Oakville must be maintained - especially since the vision for Oakville is "To be the most livable town in Canada."

We are concerned about the many very high buildings, the very high density, the population growth exceeding what we are required to build, ability to attract families, the need for more real greenspace, parking, traffic etc. There are a few of these that I will highlight our concerns.

DENSITY IS TOO HIGH

The province requires 200 people per hectare in new urban developments. The Town wants 47,000 residents / jobs by 2031, and 74,000 beyond 2051. This equates to 456 and 718 ppl/ha. This density - which is higher than most areas in the Western world, does not meet the definition of livability. We understand that the density target for the Bronte Go is 250 ppl/ha – that is much more reasonable. We need to reduce our density to 250 ppl/ha as well.

ATTRACTING FAMILIES

The plan needs to provide suitable housing for families if we are sincere about wanting to attract families. There must be more townhomes and low rise condominiums for family living.

We are concerned about the expectations that families can live without a car and parking. We have young grandchildren in Oakville who are involved in rep soccer, swim teams, ski teams and music lessons. That family cannot survive without a car for many years yet to come. We need to be realistic about the car requirement – especially for families.

MAXIMUM ALLOWABLE FSI

The Town stated at the February meeting that it wants to expand to 74,000 people in Midtown in the future - and made a nice presentation on the needed FSI - floor space index - but the plan does not provide any limits in this regard - (meaning that the Town can keep approving 35 to 48 story buildings plus 4 more stories if the developer meets a few conditions) without amending the plan and going back to the residents for comment. The OPA only states a minimum FSI of 'one'. The OPA needs to state a maximum allowable FSI per area so that the density and building height is reasonable and does not allow developers untold leeway.

(Having read the letter from Vaughan to Oakville, we are very concerned that the developers only build what they want to build – which seems to be the highest high rises that they can get away with. We need to ensure this does not happen in Oakville. We need those low rise family accommodations or we will not have a livable community!))

TRAFFIC STUDY

I am not sure how you can approve an OPA without a traffic study. You will have no idea what you are even ending up with – besides utter traffic chaos. It's already a traffic area to be avoided at certain times of the day without any additional population. (Another reason the density must be lowered.)

WITH THANKS

We really appreciate the involvement of our Ward 3 Councillors Dave Gittings and Janet Haslett-Theall in the Midtown Planning process. They have been great listeners and have represented us well. Our local Rate Payers Association – JCRA – has been very active during this process and with keeping us informed. We are blessed to be part of this very caring local community. We sincerely thank **them**.

Regards,

Patte Seaton and Shabbir Ahmad

Devon Rd, Oakville, ON L6J 5R6

Patte Seaton
416-453-8136

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Vital Delasoie
Sent: Thursday, April 18, 2024 12:26 AM
To: Town Clerks
Subject: Midtown Oakville

Attn: town clerk

I oppose the new higher development beyond the mandate of the province.

I have attended and follow the process, and I no longer trust the process is being fair. The decision I believe has already been made and we are presented with a sham of consultation.

It is clear, the people of Oakville, aside from the developer interest and influence, and staff willing to present a situation for future advancement works, it seems, against a beautiful moderate city.

Counselor of ward 3 does not like what is going on. Nor do I, neither other people of Oakville.

Why do not put a referendum to the question of development. Based on The province growth and the different one proposed.

I believe ultimately the mayor is responsible for this lost of control within the town process. I am getting tired of the marketing and distancing of the process.

Town clerk should acknowledged the push back from their citizens. All government failure lies in not being prudent and steam ahead despite the reasonable push back.

Will there be a voice within the municipality to stop to use the higher estimates and reach only to the provincial mandated goal.

The way the midtown is geared is to be a risk of being a white elephant project, with a higher crime area, some deserted areas and other high development .

An example of cities growth in the world, like France during the boom year, called 'Les trentes glorieuses' , building of saturated population created crime infested neighborhoods later on. Which became infamous worldwide.

It will look like Mississauga visually, losing our distinction.

It is unfortunate the citizens are no longer listening to too.

The present layout is a major mistake of urban développement.

This is obviously not Switzerland with no safeguards of bylaw strong enough to prevent the apparent manipulation of a process.

Please compile the opposition and review the numbers.

Sincerely

Vital Delasoie

From: jdlamoreaux50 <campaigns@good.do>
Sent: Thursday, April 18, 2024 8:18 AM
To: _Members of Council; Town Clerks
Subject: Please Take Action: Amend the Proposed Midtown OPA

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Oakville wants a made-in-Oakville plan for Midtown - this OPA isn't it.

We cannot support leadership that would leave the door open to this degree of hyper-density and lack of liveability, nor could we cast a vote for them in future.

From: Rory Mahon
Sent: Wednesday, April 17, 2024 12:02 PM
To: Town Clerks
Subject: April 22 Midtown OPA

I hope this e/mails helps to encourage you to make the right changes to the official midtown plan that will continue to make Oakville a great place to live, as a 30 year resident I would not want to live anyware else, You have made it a great place to live, Continue Please.

Rory & Helen Mahon

Old Mill Rd

Oakville L6J 7W1

From: Marie O'Sullivan
Sent: Thursday, April 18, 2024 9:24 AM
To: Town Clerks
Subject: Midtown Oakville development

I am very concerned about the over development of Oakville Midtown in view of the amount of traffic that will occur -
The QEW is a traffic jam from Winston Churchill to 3rd Line as it is-
And- having that number of people with very little green space is unrealistic-

Marie O'Sullivan
Lakeshore Road E
Oakville ON L6J 6M9

From: James Oloman
Sent: Wednesday, April 17, 2024 4:02 PM
To: Town Clerks
Subject: Midtown

Town of Oakville tax payers should be given a 2 or 3 page summary of what it all means to us. From what I know Midtown has a much higher density than what is either required or wanted by me.

Please trim the density before moving forward.

From: Jamie Reddekopp
Sent: Thursday, April 18, 2024 9:40 AM
To: _Members of Council; Town Clerks
Cc: nicholasreddekopp@gmail.com
Subject: Midtown Feedback

Hello Councillors,

I am writing to provide feedback as a resident of Falgarwood, Ward 6, on the proposed Draft Official Plan Amendment for Midtown Oakville.

To this point in the planning process I do not believe the City/Midtown Development team have adequately addressed the concerns we as residents have raised throughout the consultation phase on the proposal.

Namely that the height of the towers (40+ storeys) and total density currently proposed for the allotted space is not achievable without detrimental consequences to mobility, environment/sustainability and overall quality of life for town residents. In addition it is my understanding that the proposal is planning for far beyond the mandated minimum of 20,000 ppl proposed by the Province in terms of population growth.

I strongly request that the current OPA be amended to:

1. Revise the diversity of built form (aka. reduce the 40+ story skyscrapers to more reasonable heights that municipal infrastructure can support)
2. Ensure green spaces/parkland and community essentials like schools, community centres, childcare, traffic/transit debottlenecks etc. are required to be in place and provided as the development phases in. If not, these critical precursor investments will not occur in a timely manner or at all, resulting in great negative burden on the community. As seen in other Oakville developments such as North Oakville where parking, schools, childcare, erosion to the natural creek hertiage systems etc. have been the results of poor planning policy requirements.

As parents who returned to Oakville to raise our young family - we want to ensure our children have the same great community and environment experience living in Oakville that we ourselves benefited from - long into the future.

Sincerely,
Jamie & Nicholas Reddekopp
Residents of Hillview Cres - Ward 6

From: JULIE INCE
Sent: Thursday, April 18, 2024 9:46 AM
To: _Members of Council; Town Clerks
Subject: Midtown proposal

Good morning,

It is with great disappointment that I find myself having to write again to voice my concerns over the proposals for Oakville mid town.

It has become obvious over the last year how undesirable this proposal is. The buildable area is considerably smaller than first anticipated. The developers and the town (in supporting the proposal), are trying to crowbar the same population as the entire area of north Oakville into a tiny space. This is a higher density than is required and not necessary.

This proposal will turn Oakville into an absolute high rise ghetto that we can never recover from.

Traffic is already horrendous, and a lack of essential services such as doctors, schooling and child care will be compounded. The over burdened tax payer will inevitably end up funding a proportion of infrastructure costs for something nobody wants. The only beneficiaries will be the developers, who will line their pockets without regard for residents.

Your decisions taken in the next few weeks will be your legacy for our future generations and cannot be reversed. There are no sound reasons or justifications for constructing a wall of towers that blight this once desirable town.

You will not be generating affordable housing or fixing any short term housing crisis. High towers are not build from environmentally friendly materials, there's little likelihood that residents will predominantly use public transport. Studies show high density living does not equate to a good quality of living.

The quality of life for residents in neighbouring communities will undoubtedly be negatively impacted. My family will leave this town, our home for 14 years, if this construction goes ahead. Our elected officials are not listening to the people who put them in office.

I urge you all to examine your conscience over the coming days about the long term impact of this development. We are failing our children and their children when we fail to thoroughly examine all proposals on the table, especially those that limit the height and volume of towers.

Perhaps the town should consider a referendum on mid town to gauge how residents feel before acting on their behalf.

I implore you to not ruin this lovely town.

Regards

From: Anthony Falikowski
Sent: Tuesday, April 2, 2024 1:34 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown Development

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Anthony Falikowski
Oakville Resident

From: Hormuzshaw Wania
Sent: Saturday, March 30, 2024 2:28 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Plans for the development of towers at Trafalgar & Cross Ave

Dear Council members,

I am greatly concerned about plans to place high rise towers in midtown Oakville.

- **Tall towers** set atop podiums that cover the entire building plot, **leave no space for trees**, green space, play areas or simple spots to sit and reflect.
- **The area has no schools, no parks, no libraries and no social supports like medical or safety services.**
- The current servicing plan for water/wastewater is already based on accommodating over 60,000 people and it is under review. The **population of Midtown** could reach **80,000 or more**

As a long time resident of Oakville, I would like to voice my opposition to the plan. I am sure there are many others who call Oakville home, that share my concerns.

This plan will greatly increase traffic congestion, and contribute to pollution, which makes respiratory conditions worse, and worsen global warming.

Thank you for your consideration.

Sincerely,

Hormuzshaw J. Wania, M.D., C.C.F.P.
Heritage Way, Oakville, ON L6M 3A5

From: Ashleigh Dorrington-Yi
Sent: Friday, March 22, 2024 11:31 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Ashleigh Dorrington-Yi

-----Original Message-----

From: Sandra Taylor

Sent: Thursday, March 21, 2024 12:58 PM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Midtown development

I am voicing my disagreement with the plans for the development. Frankly, the design looks like the many Toronto towers near the waterfront. This is not Toronto. I cant imagine the gridlock of traffic at various times. With all due respect, why is this plan being considered and who is pushing it?? Is it AFFORDABLE? Any green space, parks, sidewalks? Just cars from what I can imagine. Moreover who is making the money? Always the bottom line. Although I do not live in the surrounding area, I do take the local transport to Toronto. Frankly, I would say that it will be a total mess, if any construction in the future.

Thank you for taking the time to read my 'disagreement'.

Regards,

Sandra J Taylor

From: Lisa Deschamps

Sent: Tuesday, January 30, 2024 12:53 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; jane.clohesy@oakville.ca; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. I support the provincially mandated growth numbers to 2051. 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.

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- I would like to see options that meet but do not exceed the 2051 provincially mandated growth numbers; and options that optimize the livability of the land available for development in Midtown.
- I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor

- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Finally, beyond the carefully considered message above , my household is interested in knowing how much money has been spent by the Town to-date in the past decade on research, consulting fees, and contract law advisory in service of the Midtown plan.

Thank you!

Lisa Deschamps

From: Laurie Blaha

Sent: Tuesday, January 30, 2024 9:20 AM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: RE.: Midtown Official Plan Amendment

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Laurie and Gregg Blaha

From: Anya Cowan
Sent: Tuesday, January 30, 2024 12:03 AM
To: Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; _Members of Council <MembersofCouncil@oakville.ca>
Subject: RE.: Midtown Official Plan Amendment

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

From: rena bast

Sent: Monday, January 29, 2024 1:03 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I live at 30 Park Avenue in Oakville. Our family has been attending every call on the topic of Midtown Oakville growth plans. I would like to formally express extreme concern. Of course growth is good, but only responsible growth. I support the province's mandated numbers by 2051 but the plans as presented do not feel responsible, liveable, or thought through. I can't imagine that you don't feel the same way. We need to ensure our plan is compatible with the size of land available and ensures the livability people deserve.

I support the OLRA and the items that are essential to see a successful outcome for the trajectory of the Midtown Official Plan Amendment (OPA). These items must be considered. **Please do not let Oakville become a case study that the world over looks back on for how to ruin a town.**

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- **I would like to see options that meet but do not exceed the 2051 provincially mandated growth numbers; and options that optimize the livability of the land available for development in Midtown.**
- **I would like to see options that keep building heights to an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.**
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.

- I would like to see a comprehensive, overall depiction of how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Rena Bast

From: Jeremy Hammond

Sent: Monday, January 29, 2024 7:02 AM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am writing as a to express my grave concern about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions below.

I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown.

Today, the Town of Oakville is a distinct and vibrant community that enshrines some of the best of Thoughtful Planning + Design, Livability, Compatibility, Community Input, and Sustainability/Resiliency. *Now is the time to act with Courage of Vision and Purpose to define a future for Oakville that is consistent with these values and principles.*

I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- ✓ Multiple options presented on January 30th via three-dimensional renderings, with a clear explanation of height and density, public realm amenities, and road networks.
- ✓ Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.
- ✓ Options that keep building heights to a maximum of 20 stories in Midtown.
- ✓ An integration of a variety of “missing middle” building styles, such as mid-rise.

- ✓ Consideration for the transition area from single-family residential south of Cornwall Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.
- ✓ A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- ✓ Inclusion of Green Building and Green Energy plans for Midtown

While I understand that the province has mandated growth in two phases, to ensure [responsible growth](#), this should be clearly delineated by way of a second amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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](#).

Signed,

Jeremy Hammond
Caring and Concerned Oakville Resident

From: Harvey Yang

Sent: Friday, January 26, 2024 5:18 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; cathyduddeck@oakville.ca; Gabe Charles <gabe.charles@oakville.ca>

Subject: RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. **I support the provincially mandated growth numbers to 2051.** 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 the done is a way to **ensure the livability people deserve.**

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). **Currently, the plan is extremely short-sighted and profit-driven. In the long run, it will destroy Oakville instead of making Oakville better.**

The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a **clear explanation of height and density, public realm amenities and road networks.**
- I would like to see options that **meet but do not exceed the 2051 provincially mandated growth numbers;** options that optimize livability of the land available for development in Midtown.
- I would like to see options that **keep building heights to an average of 20 storeys** in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of “**missing middle**” building styles, such as mid-rise and 5-6 story mansion blocks.
- The transition area from single family residential to the south of Cornwall Road must be considered. This means **significantly lower building heights south of the train tracks.** Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- **I would like to see a comprehensive, overall depiction of how all our growth areas** will work together to accommodate population growth in a sustainable, liveable way.

- The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.
- The OPA must address **Green Building and Green Energy** plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction**, stormwater and grey-water strategies.

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.

--

Hao Yang

From: Bill Merry

Sent: Thursday, January 25, 2024 8:44 AM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: RE: Midtown Official Plan Amendment

Oakville Town Council - membersofcouncil@oakville.ca

Commissioner Garbe - neil.garbe@oakville.ca

CAO Clohecy - jane.clohecy@oakville.ca

Committee of the Whole - cathy.duddeck@oakville.ca

Director Charles - Gabe.charles@oakville.ca

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown. I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- Multiple options presented on January 30th via three-dimensional renderings, with a clear explanation of height and density, public realm amenities, and road networks.

- Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.

- Options that keep building heights to a maximum of 20 stories in Midtown.

- An integration of a variety of “missing middle” building styles, such as mid-rise.

- Consideration for the transition area from single-family residential south of Cornwall Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.
- A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- Inclusion of Green Building and Green Energy plans for Midtown

While I understand that the province has mandated growth in two phases, to ensure responsible growth, this should be clearly delineated by way of a second amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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.

Signed,
Bill Merry

From: Lynda Merry

Sent: Thursday, January 25, 2024 8:21 AM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: RE: Midtown Official Plan Amendment

Oakville Town Council - membersofcouncil@oakville.ca

Commissioner Garbe - neil.garbe@oakville.ca

CAO Clohecy - jane.clohecy@oakville.ca

Committee of the Whole - cathy.duddeck@oakville.ca

Director Charles - Gabe.charles@oakville.ca

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown. I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- Multiple options presented on January 30th via three-dimensional renderings, with a clear explanation of height and density, public realm amenities, and road networks.

- Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.

- Options that keep building heights to a maximum of 20 stories in Midtown.

- An integration of a variety of “missing middle” building styles, such as mid-rise.

- Consideration for the transition area from single-family residential south of Cornwall Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.
- A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- Inclusion of Green Building and Green Energy plans for Midtown

While I understand that the province has mandated growth in two phases, to ensure responsible growth, this should be clearly delineated by way of a second amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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.

Signed,
Lynda Merry

From: Michael Stanley

Sent: Tuesday, January 23, 2024 2:49 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: RE.: Midtown Official Plan Amendment

Oakville Town Council

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions. I support responsible growth. This is not responsible growth.

We need to ensure our plan is compatible with the size of land available and ensures the livability people deserve both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown. This will require the town pushing back at the provincially mandated growth numbers.

I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- A public referendum of the current proposed Midtown plan
- A proposal for a responsible plan for growth that is not driven by a provincial (growth at any cost) mandate but a plan that considers the best interest of the residents of Oakville.

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. The OTA should reflect the interest of the voting public, not the politicians or developers.

Signed,
Michael Stanley

From: Hank VanderSar

Sent: Thursday, January 18, 2024 12:46 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Cc: Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Charlotte VanderSar

Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown.

I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

Multiple options presented on January 30th via three-dimensional renderings, with a clear explanation of height and density, public realm amenities, and road networks.

Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.

Options that keep building heights to a maximum of 20 stories in Midtown.

An integration of a variety of “missing middle” building styles, such as mid-rise.

Consideration for the transition area from single-family residential south of Cornwall Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.

A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.

Inclusion of Green Building and Green Energy plans for Midtown

****Last but by no means least, affordable housing should be included within the mid town developments!!**

While I understand that the province has mandated growth in two phases, to ensure responsible growth, this should be clearly delineated by way of a second amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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.

Signed,

Hank VanderSar

Maple Avenue

Oakville,

L6J 2H7

From: Shelly Sanders
Sent: Wednesday, January 10, 2024 11:44 AM
To: Cathy Duddeck <cathy.duddeck@oakville.ca>
Subject: Midtown Official Plan Amendment

Committee of the Whole,

As a long-time Oakville resident who lives in walking distance of one of the midtown areas proposed for development (Trafalgar and Cornwall), I am alarmed by all three concepts, which would bring 61,000 new residents to the area. The projected density of 79,000 people per square kilometer greatly surpasses the population density in Manhattan (28,154 residents per square kilometer), and the idea of 45-, 40-, 30- storeys is irresponsible in terms of increased pollution, pressure on the natural environment, and strain on existing infrastructure. Even the 25-storey buildings proposed at Cornwall and Trafalgar, would create massive traffic jams on both streets, already clogged during rush hours, morning and night.

I understand we need to increase housing in Ontario, but this has to be done responsibly, with decisions made collectively by residents, town officials, and experts in greenhouse gas emissions. As we've seen from the failed power plant proposal, and the failed Glen Abby Golf course conversion proposal, Oakville residents are serious about air quality, adequate infrastructure, and safety.

This suggested population increase seems to go against the Town of Oakville's 2019 motion, declaring a climate emergency. Mayor Burton said: "Residents are urged to join in the fight against a climate crisis." I searched the Town's website for its **Climate Change Strategy**, but it is missing. Along with the **Climate Emergency Report**, **Community Energy Strategy**, **Air Quality Report** and the **Built Environment** in the **Climate Change Strategy**.

As well, we need to take into account the growing problem with residential flooding in Oakville, as pavement replaces soil. On Feb. 8, 2023, the Town of Oakville warned of "potential heavy

flooding.” And there have been ongoing complaints of basements flooding by “downstream residents,” as reported in the *Globe & Mail*, May 8, 2021: ‘What an Oakville dispute tells us about flood risks for thousands of Canadian landowners’.

A 2021 Statistics Canada study: *Canadian System of Environmental-Economic Accounts: Energy use and greenhouse gas emissions*, found that “Households consumed more than one-fifth (22.0%) of Canada’s total energy used,” and “Household use of motor fuels...was the main source of emissions for Ontario (15.2%).” In 2022, the average Canadian emitted 15.22 metric tons of Carbon Dioxide, according to a report published by Statista in 2023. If we juxtapose these numbers alongside the proposed land uses, we get the following equation: 15.22 metric tons X 61,000 new residents= 928,420 additional metric tons of carbon dioxide emitted. It’s also clear that there would be a significant increase in motor fuel emissions, with residents and non-residents driving to and from the arts, culture, shopping, education, employment, and residential units.

Oakville has one of the poorest air qualities in the GTA, thanks to cross-winds from Hamilton and Toronto. When my youngest child was born in 1999, he spent weeks at a time in the hospital with breathing issues that often turned to pneumonia. On many of these hospital stays, I was told by the doctors that all the children in the pediatric ward were there because of breathing issues, likely related to pollution. The air quality has only gotten worse as the temperature has risen; last summer there were at least four days when the temperature reached 40 degrees Celsius, causing air pollution alerts. The previous summer, there were at least two days of poor air quality.

The US-based National Library of Medicine (NIH) wrote this on Feb. 24, 2022: “High population density appears to be associated with higher mortality rates of a range of cancers, cardiovascular disease and COPD, and a higher incidence of asthma and (curiously) club foot.”

Increasing population density should never be at the expense of air quality, green space, and efficient infrastructure. Hence, the Midtown Official Plan Amendment must optimise land use, not maximise it by reducing the number of storeys, increasing the green space, and thereby, lowering the population increase.

I believe a recent article in a *National Geographic* newsletter, ‘Urban Threats’, best captures the priorities for development in the future: “Poor air and water quality, insufficient water availability, waste-disposal problems, and high energy consumption are exacerbated by the increasing population density and demands of urban environments.”

Thank you for your time and consideration,
Shelly Sanders

Oakville Town Council - membersofcouncil@oakville.ca
Commissioner Garbe - neil.garbe@oakville.ca
CAO Clohecy - jane.clohecy@oakville.ca
Committee of the Whole - cathy.duddeck@oakville.ca
Director Charles - Gabe.charles@oakville.ca

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown.

I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- Multiple options presented on January 30th via three-dimensional renderings, with a clear explanation of height and density, public realm amenities, and road networks.
- Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.
- Options that keep building heights to a maximum of 20 stories in Midtown.
- An integration of a variety of “missing middle” building styles, such as mid-rise.
- Consideration for the transition area from single-family residential south of Cornwall Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.
- A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- Inclusion of Green Building and Green Energy plans for Midtown

While I understand that the province has mandated growth in two phases, to ensure responsible growth, this should be clearly delineated by way of a second amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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.

Signed,
Milt Flynn

Oakville Town Council - membersofcouncil@oakville.ca
Commissioner Garbe - neil.garbe@oakville.ca
CAO Clohecy - jane.clohecy@oakville.ca
Committee of the Whole - cathyduddeck@oakville.ca
Director Charles - Gabe.charles@oakville.ca

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. **I support the provincially mandated growth numbers to 2051.** 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 the done is a way to **ensure the livability people deserve.**

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a **clear explanation of height and density, public realm amenities and road networks.**
- I would like to see options that **meet but do not exceed the 2051 provincially mandated growth numbers;** options that optimize livability of the land available for development in Midtown.
- I would like to see options that **keep building heights to an average of 20 storeys** in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of **“missing middle”** building styles, such as mid-rise and 5-6 story mansion blocks.
- The transition area from single family residential to the south of Cornwall Road must be considered. This means **significantly lower building heights south of the train tracks.** Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- **I would like to see a comprehensive, overall depiction of how all our growth areas** will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.
- The OPA must address **Green Building and Green Energy** plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction,** stormwater and grey-water strategies.

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.

Regards,
Ed Rieckelman
Ryland Terrace,
Oakville Ontario L6J 7R1

Dear Mr. Mayor, Councillors, Ratepayer Associations, Others

My name is Hans Schols. I have enjoyed living in Oakville for the past 37 years. I am now retired, but did hold the position of CEO of an insurance company and I acquired an expertise in risk management.

I am writing to you today with my analysis of the Town's Midtown proposal that is scheduled for discussion on April 22nd. Let me first start by acknowledging all of the hard work that the Town has put into this project over the past several years, and the fact that it is great that Oakville is developing land to address the housing shortage and meet provincial standards. That said, LIVABILITY for Midtown and all residents of Oakville must be maintained - especially since the vision for Oakville is "To be the most livable town in Canada". In the proposed plan, there are several serious shortcomings that carry a high degree of risk. In the insurance industry, if the risk is not well understood, there is a high probability that a significant financial loss will occur. If there are unknowns about a risk, further investigations are conducted and often the risk is lessened by the client taking proactive measures. I have outlined the risks in the proposed OPA below:

1. The province requires 200 people per hectare in new urban developments. The Town wants 47,000 residents / jobs by 2031, and 74,000 beyond 2051. This equates to 456 and 718 ppl/ha. This density - which is higher than most areas in the Western world, does not meet the definition of livability. RECOMMENDATION: Lower the maximum tower height and target a density of 250 ppl/ha - which is in line with the proposed development at Bronte GO.
2. To create a 'complete community', as required by the Town, there must be requirements in the plan to ensure the correct types of housing are built, and the plan does not have any such specifications. The plan states that it wants families with children and older people. The current plan is to have 70% one-bedroom units and 30% two/three bedroom units – but the latter units are only marginally larger than the one bedroom units . Families with children do not want to live in 900 sq ft, two small bedroom high-rise tower units, and the plan does not provide for enough lower rise townhouses or family type accommodation. RECOMMENDATION: Create more townhouses or units in low rise buildings that are consistent with a size that families want.
3. There is an assumption that 'the people per unit' (PPU) will be about 1.7. At the present time, to afford a 700 sq ft one bedroom unit at the going rate of \$1,200 per sq ft (\$840,000 plus condo costs), a family requires an income of \$200,000 to \$250,000. These prices result in more people living in a unit than expected. For example, multiple families live in one unit in new developments as evidenced in North Oakville, Brampton and Scarborough. This results in a much higher density than the plan PPU. Fewer units will need to be built to achieve the 'higher density living' environment. RECOMMENDATION: Require more above ground parking spaces, build more two/three-bedroom units and lower the planned density. If the current plan is not changed, the number living in Midtown could exceed 100,000 people (a ppl/ha of 970) in only one small square kilometer – and again, not consistent with Oakville's vision of wanting to be the most livable town in Canada.

4. The provincial building code is being adjusted to allow for 18 story mass timber frame structures. The Midtown OPA totally ignores this new factor to allow for lower cost units to be built. RECOMMENDATION: Lower the density to 250 ppl/ha and create a plan that has many more 18 story buildings that are less expensive to build.

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To Town Councillors

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To the Ratepayer Associations

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To Others

If you agree, please send this note out to as many people as possible.

Thank you

Hans Schols

PS. All of the councillors and Mayor will already have received this message. I have also prepared a brief note that residents can send to every Councillor.

Subject: Midtown Plan Needs Less Density

Dear Councillor

I am NOT IN FAVOUR of the proposed OPA plan for Midtown because it does not create a livable area consistent with the vision for Oakville. Please rework the plan to a target of 250 ppl/ha and conduct a traffic study. In that way, Midtown will be a pleasant place to live, will not create untold traffic congestion, will not have environmentally unfriendly tall buildings and will be a place that is truly Oakville - a great livable town.

For ease, here are the email addresses of the Mayor and Councillors that can be copied into the email address box.

mayor@oakville.ca

jonathan.mcneice@oakville.ca

sean.omeara@oakville.ca

ray.chisholm@oakville.ca

cathy.duddeck@oakville.ca

dave.gittings@oakville.ca

janet.haslett-theall@oakville.ca

peter.longo@oakville.ca

allan.elgar@oakville.ca

marc.grant@oakville.ca

jeff.knoll@oakville.ca

natalia.lishchyna@oakville.ca

tom.adams@oakville.ca

scott.xie@oakville.ca

nav.nanda@oakville.ca

From: Adriana Krizova

Sent: Friday, April 12, 2024 6:20 PM

To: Midtown <midtown@oakville.ca>

Cc: info@tcra.ca; _Ward3 <Ward3@Oakville.ca>

Subject: Re: Midtown proposals

Dear Midtown team:

could you please let me know your thoughts on my email from March 10? I received emails from ward 3 councilors and Trafalgar resident association. I may have missed your reply.

Thank you,

Dr. Adriana Krizova

From: Adriana Krizova

Sent: Sunday, March 10, 2024 9:58 PM

To: midtown@oakville.ca

<midtown@oakville.ca>

Cc: info@tcra.ca <info@tcra.ca>; Ward 3 update

<ward3@oakville.ca>

Subject: Midtown proposals

Dear Oakville Planning Department:

I would like to share with you my concerns with the unprecedented density of population planned for a small area of midtown.

As a resident of southeast Oakville, I am concerned that the rapid growth of population will negatively impact quality of life of the current residents. I moved here from Toronto because of schooling, services (sporting facilities, parks/ recreation) and overall quality of life. It has been dramatically different for my family and we love Oakville. Now Toronto is moving here and bringing the highest density of population to an intersection. What are the plans for services? Are we building schools and medical buildings and a hospital? How about traffic? I would love for

you to drive to Toronto on a daily basis to experience the traffic and congestion. Toronto police has to direct traffic morning and afternoon/evening at multiple intersections so that people can love places.

It's important to build but new builds need to take into account current infrastructure and services. And also listen to community who has lived and invested into this area.

Please let me know when and how to get involved.

Regards,

Dr. Adriana Krizova

From: stuartjkennedy <campaigns@good.do>
Sent: Tuesday, April 16, 2024 12:20 PM
To: _Members of Council; Town Clerks
Subject: Please Take Action: Amend the Proposed Midtown OPA

Dear Mayor Burton and Council

The recently released proposed Official Plan Amendment (OPA) for Midtown Oakville causes me great concern.

Your action is needed to ensure it is further amended to reflect a document that the residents of Oakville will embrace, not abandon.

If allowed, the OPA will have devastating effects on the future we have all envisioned for Midtown. Swift action is needed to reverse its misdirection.

Specifically, take action to correct:

1. Policies that allow developers to build 48-storey towers and no cap on FSI.

A brief review of development applications on hand at Oakville's planning department reveals permissions are sought for some 7,512 units. A simple average calculation of 2 persons in each of those units totals some 15,000 people, a number that surpasses the desired 2031 target of 13,600 people. As the above applications represent approximately 6 hectares of Midtown's overall total of about 43 hectares of developable space. It is easy to see what catastrophic impact this kind of density would result in if continued over Midtown's remaining 37 hectares.

2. Lack of requirements for development to meet sustainability standards.

These would include LEED™ Gold or higher rating, green roof with a minimum 50% coverage, solar capture equipment, use cool roofing materials, rainwater harvesting and recirculation/reuse systems for outdoor irrigation and outdoor water uses, bird-friendly adherence, on-site Low Impact Development (LID) measures, permeable pavement, planting of native species, etc.

3. Lack of prescriptive language in the OPA's wording and insufficient policy to set clear expectations about building form, phasing and timing for community supports like greenspace, shopping and emergency services.

One example of the above is the frequent and continued use of "should" (an encouragement or advisory stance) instead of "shall" (which designates a required action).

This is not the future we want for Midtown. We have clearly stated our opposition in multiple ways, through feedback at public events, attendance at Council, in direct conversations with Planning staff and through continued correspondence.

Oakville wants a made-in-Oakville plan for Midtown - this OPA isn't it.

We cannot support leadership that would leave the door open to this degree of hyper-density and lack of liveability, nor could we cast a vote for them in future.

From: Samantha Digings
Sent: Tuesday, April 16, 2024 10:02 AM
To: _Members of Council
Subject: Mid town development

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Samantha Digings

From: Mu Yang

Sent: Tuesday, April 16, 2024 10:25 AM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Concern about Oakville Midtown development plan - from an Oakville family

Dear Mayor Burton,

Hope this email finds you well.

As an Oakville resident, I myself and my family are very concerned about the midtown development plan we have for Oakville. As a comparison, I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Hope our concerns will be taken into consideration.

Sincerely,
Mu Yang

From: Hans schols

Sent: Tuesday, April 16, 2024 1:42 AM

To: Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>

Cc: BronteVillageRA.president@gmail.com; info@cmgra.org;

president@oakvillegreen.org;
glenorchyRCA@gmail.com; ocacommunicationsdirector@gmail.com;

.ca;

Subject: Midtown Plan Needs Less Density

Dear Mr. Mayor, Councillors, Ratepayer Associations, Others

My name is Hans Schols. I have enjoyed living in Oakville for the past 37 years. I am now retired, but did hold the position of CEO of an insurance company and I acquired an expertise in risk management.

I am writing to you today with my analysis of the Town's Midtown proposal that is scheduled for discussion on April 22nd. Let me first start by acknowledging all of the hard work that the Town has put into this project over the past several years, and the fact that it is great that Oakville is developing land to address the housing shortage and meet provincial standards. That said, LIVABILITY for Midtown and all residents of Oakville must be maintained - especially since the vision for Oakville is "To be the most livable town in Canada". In the proposed plan, there are several serious shortcomings that carry a high degree of risk. In the insurance industry, if the risk is not well understood, there is a high probability that a significant financial loss will occur. If there are unknowns about a risk, further investigations are conducted and often the risk is lessened by the client taking proactive measures. I have outlined the risks in the proposed OPA below:

1. The province requires 200 people per hectare in new urban developments. The Town wants 47,000 residents / jobs by 2031, and 74,000 beyond 2051. This equates to 456 and 718 ppl/ha. This density - which is higher than most areas in the Western world, does not meet the definition of livability. RECOMMENDATION: Lower the maximum tower height and target a density of 250 ppl/ha - which is in line with the proposed development at Bronte GO.

2. To create a 'complete community', as required by the Town, there must be requirements in the plan to ensure the correct types of housing are built, and the plan does not have any such specifications. The plan states that it wants families with children and older people. The current plan is to have 70% one-bedroom units and 30% two/three bedroom units – but the latter units are only marginally larger than the one bedroom units . Families with children do not want to live in 900 sq ft, two small bedroom high-rise tower units, and the plan does not provide for enough lower rise townhouses or family type accommodation. RECOMMENDATION: Create more townhouses or units in low rise buildings that are consistent with a size that families want.

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complement yours. If you agree that the Town should provide more clarity to the residents of Oakville and also scale back the size of the project to something that fits with the Vision for Oakville, then please feel free to cut and paste portions of this note and send it out to all your members and have them contact EVERY councillor.

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To Others

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Thank you

Hans Schols

PS. All of the councillors and Mayor will already have received this message. I have prepared a brief note that residents can send to every Councillor if they so desire to send a further message that the residents of Oakville want the OPA changed.

Subject: Midtown Plan Needs Less Density

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marc.grant@oakville.ca

jeff.knoll@oakville.ca

natalia.lishchyna@oakville.ca

tom.adams@oakville.ca

scott.xie@oakville.ca

nav.nanda@oakville.ca

From: Anna Weaser
Sent: Tuesday, April 16, 2024 10:53 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Stop the buildings

Dear Mayor Burton,
I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Anna, resident of Oakville

From: Helen Vallender
Sent: Wednesday, April 3, 2024 10:53 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown development

The current plans for Midtown are not balancing the needs of the tens of thousands of people who would be living there. The population of Midtown deserve their own schools, green space, parks, medical facilities, library, playgrounds and stores.

When we moved to Oakville in 1983, the population of Oakville was 77,000, similar to the possible population of Midtown. We had all of the aforementioned facilities in abundance. Newcomers to Midtown Oakville deserve nothing less.

Sincerely
Helen Vallender

From: Abbe Osicka
Sent: Tuesday, April 2, 2024 1:41 PM
To: _Members of Council
<MembersofCouncil@oakville.ca>
Subject: Midtown Development

Some people who received this message don't often get email from abbeo1@outlook.com. Learn why this is important

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal

FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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Abbe Osicka

John St Oakville ON L6K 1H4

-----Original Message-----

From: Todd

Sent: Monday, March 25, 2024 3:53 PM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Midtown planning

Good afternoon

I attended one the public meetings that were held in Q4 and given the direction from the province I found each of the three scenarios had taken into account the needs of the development, the needs of the citizens that will live there and the better utilization of these lands for the greater good of all the respective stakeholders

I'm confident that the comments from the attending folks will help further shape plans for area

The marketplace will decide the pace of the new density after the secondary plan is in place and after the infrastructure is completed to start the the initial stages

Todd frith

Roxton Road

From: Tara Oswald
Sent: Friday, March 22, 2024 3:11 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Mid Town Oakville - Against this development.

Dear Mayor Burton,

I am writing today because of my concerns about the development of 'mid-town Oakville'. The new community in Oakville, based on reports, indicates that the increased population will exceed the ability of our Town to provide adequate hospital care, schooling, and green space in the new area based on expected new population growth. I am 100% against the development of tall tower building, this does not represent the 'beautiful Oakville'.

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- **Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.**
- **It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.**
- **We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.**

I have reviewed the information from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers. Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people! One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands. THIS CANNOT HAPPEN IN OAKVILLE!**

I would like to hear from you about how you are going to ensure how mid town Oakville will be developed to ensure the population rises directly in accordance to the available services to accommodate the increased population - roads, schools, doctors, health care, parks and greens space.

Mayor Burton, you have been mayor of this Town for many years, you don't want you legacy to be the demise of Oakville because of your (incorrect) guidance and approval of mid town.

Sincerely,

Tara Oswald

From: Tremblay Cecile
Sent: Friday, March 22, 2024 10:20 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Oakville midtown development

Dear Mayor Burton,

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Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Cecile Tremblay

From: Lynne Clark
Sent: Friday, March 15, 2024 4:34 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Mid Town

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Lynne Clark

From: debbie leiningen
Sent: Friday, March 15, 2024 12:38 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown Oakville

Dear Mayor Burton,
As a long time Oakville resident, I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Debbie Leiningen

From: Terry Branch

Sent: Tuesday, February 27, 2024 10:59 AM

To: Cathy Duddeck <cathy.duddeck@oakville.ca>

Cc: Michael Reid

Robert Careless

Subject: Re: What is our plan for tomorrow's Town Hall? - URGENT

Dear Cathy,

Thanks again for the two documents that you shared with me yesterday. Here are my comments. It appears that there are several discrepancies or inconsistencies in Staff responses to the questions:

1. **Question 1** states that the estimates for Oakville in 2051 are 442,941 people and 212,116 jobs, while the response states that the estimates are 444,000 people and 213,000 jobs. There is a discrepancy in the numbers provided, and clarification is needed on the accurate figures and how they were determined.
2. In **Question 2**, there is a discrepancy between the population and employment figures allocated to Oakville for 2051 (444K people and 213K jobs), and those allocated to Midtown (32K people and 17K jobs). The response does not explain the rationale behind these allocations and how they were determined.
3. **Question 3** asks if the population and employment allocated to Midtown can be reassigned to other areas of the town, to which the response states that it cannot be reallocated. However, it does not provide a clear explanation as to why this is the case, and further clarification is needed on the reasons for this decision.
4. In **Question 4**, the response discusses the need to plan for population and employment beyond 2051, but it does not directly address why this planning is necessary. Further clarification is required to understand the rationale for planning beyond the designated timeline.
5. **Question 11** asks about the developable area of Midtown, to which the response provides a figure of 41.7 hectares. However, the breakdown of this figure into different categories, such as public roads, utilities, parks, and natural heritage, is not clearly explained. More detailed clarification is needed on how these areas impact the overall development plan.
6. **Question 12** inquires about the Persons Per Unit (PPU) used for defining the number of units, but the response does not explain how these figures compare to other municipalities. Further explanation is required to understand the context and implications of the PPU assumptions.
7. In **Question 18**, the response discusses the financial impact of the plan but does not provide a clear explanation of how the financial aspects were considered in the planning process. Further clarification is needed

on the financial implications and funding sources for the infrastructure costs associated with Midtown development.

It was mentioned that the majority of infrastructure costs for Midtown will be funded through Development Charges (DCs). Also stated was that a significant amount of work has already been done “based on the existing in place plan for Midtown”, and an updated Official Plan Amendment is needed for further details that will need to be done following its approval.

Inquiry:

1. What tasks make up the substantial amount of work that has already been completed?
2. Which infrastructure projects cannot proceed without an updated Official Plan Amendment? And Why?
3. How will the reliance of Development Charges for infrastructure funding impact the implementation of infrastructure in Midtown, especially with the potential modifications to existing plans?

Midtown, a planned residential development that is expected to generate significant development charges. How does the financial strategy ensure that infrastructure needs are still met despite unexpected change in development plans?

I should also point out that while the importance of updating the official plan to align with provincial policies and addressing financial implications is emphasized, there is a lack of specific mentions of public involvement, alternative considerations, consultation processes, lessons learned, and unaddressed community concerns.

Thanks again for the information.

Cheers,

Terry

On Mon, Feb 26, 2024 at 3:05 PM Cathy Duddeck <cathy.duddeck@oakville.ca> wrote:

Additional information that might be of assistance,

Cathy

-----Original Message-----

From: Cathy Duddeck

Sent: Monday, February 26, 2024 3:03 PM

To: Terry Branch ; Michael Reid

Cc: Robert Careless

Subject: RE: What is our plan for tomorrow's Town Hall? - URGENT

Hi Terry !

Thanks for copying me on this exchange as I was unable to attend the February 15th public information meeting.

I believe the other residents' associations have already requested that a compilation of the comments received be shared on the Midtown webpage. Staff are in the process of fulfilling that request.

To avoid duplication and perhaps provide you with some additional insight on efforts taking place with the residents' associations - I am attaching a copy of their questions for staff and where applicable, answers that were provided.

The OMG group met with staff and the Ward 3 Councillors and the consultants to review and discuss the OMG proposal. There were several questions that arose during that meeting and as a result some additional information is being gathered (traffic, servicing, greenspace, etc).

I know that various residents groups as well as individuals will be delegating tomorrow evening to express their views and concerns (especially given the anticipation that there might be some suggestions from the OMG that might be incorporated in the upcoming draft).

Trust this is of assistance, and as always, look forward to hearing delegations tomorrow night !

Cathy

-----Original Message-----

From: Terry Branch

Sent: Monday, February 26, 2024 1:03 PM

To: Michael Reid

Cc: Robert Careless

Cathy Duddeck <cathy.duddeck@oakville.ca>

Subject: Re: What is our plan for tomorrow's Town Hall? - URGENT

Dear Michael,

I trust this email reaches you in good spirits. I am reaching out to revisit the virtual meeting held on Feb 9. As per Councillor Duddeck's comments during the meeting, it was anticipated that a follow-up session would be arranged for participants after the consortium presentation on February 15th but before tomorrow's meeting. It appears that this subsequent meeting did not materialize as initially anticipated.

I am interested in understanding the Council's follow-up plan regarding the meeting discussions and how they intend to address the alternative solutions that were proposed by delegates. There appears to be a significant disparity between the consortium concepts and the alternatives put forward by the public and delegates.

It would be greatly appreciated to hear from Councillor Duddeck and Council so that they could provide insight into their strategy moving forward in relation to the alternative solutions presented. Councillor Duddeck's input on this matter is valued. I have copied her on this email for her awareness.

Thank you for your attention to this matter.

Sincerely,

Terry

Sent from my iPhone

> On Feb 26, 2024, at 10:26 AM, Michael Reid

wrote:

>

>

>

> Good Morning,

>

> I have thought about tomorrow and discussed it with Robert. I am not sure if there is anything more we can say and I admit I take some comfort in the fact that Councillors Janet and David will be fighting Midtown.

>
> The next important thing will be when the proposed Official Plan Amendment is brought before Council on April 22, 2024. We will need to delegate and I would like to see a group protest in front of Town Hall for this meeting with banners against the Official Plan Amendment.

>
> In addition, I spoke to Robert about doing a letter to the editor about the lack of representation for the people. Robert is going to put together a few thoughts about what this letter should say.

>
> Sincerely,

>
>
>
> Vote Will Trial Lawyers for Canadian Lawyer's Top Personal Injury Boutiques Survey.
> Michael Reid

> -----Original Message-----

> From: Terry Branch
> Sent: Monday, February 26, 2024 10:21 AM
> To: Robert Careless Michael Reid
> Subject: What is our plan for tomorrow's Town Hall? - URGENT

>
>
> Michael, Have you received any communication from Cathy Duddeck? You might remember that she proposed for the group that convened on February 9 to assemble again before the end of tomorrow for a discussion on how to address the alternative solutions. It seems that the meeting did not take place as I have not received any updates about it. Consequently, the primary concern now is: What is the Council's strategy for evaluating the alternative proposals for midtown and informing the public of their decision? Additionally, what is the OCA's plan for seeking a response on our submissions, particularly regarding the Copenhagen alternative we put forward, and learning about the Council's stance on other submissions aligned with OCA's views?

>
> Gord, in your recent WhatsApp, you mentioned that the inquiries regarding Midtown and the OPA are consistent with our previous presentations and hopefully, they will be incorporated in due course. I concur with your assessment, but what are our next steps? Once again, what is OCA's strategy for moving ahead? During the February 9 meeting, I questioned whether it was merely a procedural formality or if our efforts held any significance, to which the response was negative. I was assured by Jane Cholecy and Cathy Duddeck that the alternative solutions would be reviewed following the consortium's presentation on February 15th, given the significant disparity acknowledged by the Council

between the consortium's proposal and the delegates' submissions. The major question then is what is Council's actions and next steps in addressing the issues and alternatives presented by delegates? And what is OCA's plan going forward?

>

> Cheers,

> Terry

From: Ming

Sent: Tuesday, February 13, 2024 2:36 PM

To: Jane Clohecy <jane.clohecy@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>; _Members of Council <MembersofCouncil@oakville.ca>; Pamela Knight <pamjknight@aol.com>

Cc: Gmail <mlui88@gmail.com>

Subject: Midtown development input

Hello, my name is Ming Manktelow, and have lived in Oakville for over 20 years now, born and raised in Mississauga. I have some input I'd like to share about the Midtown development being proposed.

I understand the need to provide more housing within the Town of Oakville as imposed by the Federal government. I understand there is an alternative provided by a local architect that can achieve this without the 58 story buildings. Why are the builders so sure that these tall buildings is what this town needs or wants. Is that the best they can do? It shows they don't really care about the town and the people that live here or will live here. I've seen this all happen in various places, such as Mississauga where I grew up and saw change over the years. I do not wish that for the town of Oakville where I call home.

Many people live here to get away from busy high rises and enjoy the small town feel. I also see what Markham is doing with their downtown and it looks unwelcoming with high buildings, not even 50 stories. Deserted and no place to shop for food so you still need a car. How will there be enough parking? And of course traffic. The roads in Oakville are not capable of handling that much traffic. It's already bad.

The presentation talks about a community where you can live, work, shop and play. But who wants to play where there's no sun. And who wants to live next to their work, if they happen to work for a company within walking distance.

Condo fees are extremely high and will continue to increase as costs go up to maintain these tall buildings not to mention the strain on resources.

We need to keep Oakville livable. As a family community how will it be livable when people avoid certain areas because of the traffic, eyesores of tall buildings. And Coronation park cannot handle any more people on weekends. Where will people go for natural greenspace?

Oakville is a town that doesn't warrant a 58 storey building to stick out like a sore thumb. It will block views of sunrises, a wall of tall buildings for those north of QEW.

If you google Oakville its said ...Oakville is a collection of affluent lifestyle focused suburban communities. Oakville has always been a pretty town, with lots of charm, beautiful homes, excellent schools, and offers quiet family living.

On Oakville.ca it states :

“People who live here are proud of the quality of life this community has to offer. In a recent survey of residents, 86 per cent said Oakville is a better place to live than anywhere else in the GTA.

Oakville aims to be a vibrant and livable community for all, giving residents and businesses a sense of pride and connection.”

But this will be lost if these high rises go up. Who goes to Mississauga or Toronto and adores all the high-rises?

Also from Oakville.ca:

Founded in 1857, Oakville's heritage is preserved and celebrated by residents and visitors. This vibrant lakeside community of 231,000 residents within the Greater Toronto Area (GTA) has become one of the most coveted residential and business centres in Ontario, thanks to:

- Great neighbourhoods
- Places to do business
- Quality schools
- A full-service acute care community hospital
- Proximity to Lake Ontario and recreational areas
- Access via QEW, 403, 407 and GO Transit
- Shopping districts in the downtown core

The town provides all the advantages of a well-serviced urban centre, while maintaining a small-town feel. Along historic downtown streets, Oakville offers a mix of converted 19th century buildings which host over 400 fine shops, services and restaurants.

Please say NO to the highrises. And Yes to better alternatives to keep Oakville, Oakville. Let's stay desirable and let the Developers know we do not want what they're offering. Make them come back with something better, we know they can.

Thanks for your time in reviewing my comments.

I'd like to stay proud of living in Oakville and calling it home for longer. Instead of fleeing

Ming

From: Frank McAuley

Sent: Thursday, February 1, 2024 4:03 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and have some requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown.

I have very serious reservations about the options that have been presented, to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.
- Options that keep building heights to a maximum of 20 stories in Midtown.
- An integration of a variety of “missing middle” building styles, such as mid-rise.
- Consideration for the transition area from single-family residential south of Cornwall Road, which means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.
- A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- Inclusion of Green Building and Green Energy plans for Midtown
- A comprehensive look at traffic flows arising from the proposed development including the impact on the QEW interchanges at Trafalgar and Ford Drive. As part of this analysis, I would like to see the impact based upon a series of assumptions in terms of the number of vehicles per residential unit in the proposed Midtown. I am of the view that the assumptions used to date both for vehicles per resident and for necessary parking spaces are significantly understated
- An integrated analysis of the impact of the proposed Kerr/Speers development AND the Midtown Core proposal on Livable Oakville. It is folly to think of these two developments as separate and distinct when they share the same major traffic corridor and are literally a short walking distance from one another

While I understand that the province has mandated growth in two phases, to ensure responsible growth, this should be clearly delineated by way of a second amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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.

Yours truly,

Frank McAuley

Forsythe Street
Oakville, Ontario L6K 3K4

From: Kathy Grant-Munoz
Sent: Wednesday, January 31, 2024 3:52 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown Proposal

Dear Sirs,

I have significant concerns with the current Midtown proposal in terms of the proposed density.

I am not opposed to development but it needs to be reasonable in order to create liveable space for the new residents as well as not overwhelm Oakville's infrastructure of roads, parks and other town facilities.

Please do not approve more development than what the province has mandated. I do not believe that Oakville can cope with the high density that is proposed.

Thank you

Kathryn Grant-Munoz
Gatestone Ave., Oakville

From: Elizabeth S. Goldspink
Sent: Tuesday, January 30, 2024 10:18 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Cc: Neil Garbe <neil.garbe@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>
Subject: RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. **I support the provincially mandated growth numbers to 2051.** 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 the done is a way to **ensure the livability people deserve.**

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a **clear explanation of height and density, public realm amenities and road networks.**
- I would like to see options that **meet but do not exceed the 2051 provincially mandated growth numbers;** options that optimize livability of the land available for development in Midtown.
- I would like to see options that **keep building heights to an average of 20 storeys** in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of **“missing middle”** building styles, such as mid-rise and 5-6 story mansion blocks.
- The transition area from single family residential to the south of Cornwall Road must be considered. This means **significantly lower building heights south of the train tracks.** Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- **I would like to see a comprehensive, overall depiction of how all our growth areas** will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.
- The OPA must address **Green Building and Green Energy** plans for Midtown.

- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction**, stormwater and grey-water strategies.

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.

Sincerely,

Elizabeth

From:

Sent: Tuesday, January 30, 2024 4:09 PM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Midtown Proposals - No. Alternative needed

Dear Councillors,

Thank you for your hard work and the countless hours you spend on Midtown and other Town matters.

I urge you to reject the three proposals now under consideration and to seek better alternatives. I'm strongly opposed to the current proposals for the following reasons:

1. They are well in excess of provincial mandates. It seems the numbers discussed at various meetings have been creeping upward and we've been softened up to accept them.
2. The buildings are too tall. They provide lots of units. They're also dehumanizing. Rather than creating communities, they create isolation.
3. Photos presented of existing projects are often cropped and, I think, distort reality. The images are rosy. Reality is another thing.
4. Greenspace does not mean parks. What's presented is highly insufficient.
5. Schools should be owned, controlled and managed by the public, on public land, in public spaces. They should not be rented, controlled or managed by private, profit-driven entities.
6. The provision of "as of right" can be a blank cheque to developers. To all of us in Oakville: Beware!
7. My concerns are for the public good - for all of Oakville's current and future residents.

Expansion, yes. Expansion near transit hubs, yes. Good quality, decent, affordable housing for all - yes! Let's not be fooled. The three mega-proposals are not the answer.

Yours,

Lorraine D'Antonio
Bronte Road
Oakville, ON
L6L 0E1

From: Sally Reynolds

Sent: Monday, January 29, 2024 5:23 PM

To: _Members of Council <MembersofCouncil@oakville.ca>; neil.garg@oakville.ca; Jane Clohecy <jane.clohecy@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Gabe Charles <gabe.charles@oakville.ca>

Subject: Re: Midtown Growth Plan

Dear Members of Town Council and Town Staff:

I am concerned about the growth plans for Oakville and, specifically, Midtown Oakville. I would like to express my specific concerns and requested actions. I support responsible growth. I understand the provincially mandated growth numbers. However, 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 both in Midtown and in the rest of Oakville, which will be strongly impacted by Midtown.

I have very serious reservations about the options that have been presented to date, and the manner in which the Midtown Official Plan Amendment (OPA) is moving forward without adequate public input. I would like to see:

- Multiple options presented on January 30th via three-dimensional renderings, with a clear explanation of height and density, public realm amenities, and road networks.
- Options that meet but do not exceed the long-term provincially mandated growth numbers, and options that optimize the livability of the land available for development in Midtown.
- Options that keep building heights to a maximum of 20 stories in Midtown.
- An integration of a variety of “missing middle” building styles, such as mid-rise.
- Consideration for the transition area from single-family residential south of Cornwall Road, which should result in significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor.

- A comprehensive plan for how all our growth areas will work together to accommodate population growth in a sustainable, liveable way.
- Inclusion of Green Building and Green Energy plans for Midtown.

While I understand that the province has mandated growth in two phases to ensure responsible growth, this should be clearly delineated by way of a future second amendment to the current plan. This will allow time for planning of other potential growth areas within Oakville e.g. Kerr Village, Bronte GO, and the Town Hall site.

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.

Thank you for your consideration.

Sally Reynolds

Reynolds St. Oakville

From: Charlotte Rumi
Sent: Friday, January 26, 2024 11:57 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Mid Town Development

Oakville Town Council - membersofcouncil@oakville.ca
Commissioner Garbe - neil.garbe@oakville.ca
CAO Clohecy - jane.clohecy@oakville.ca
Comittee of the Whole - cathyduddeck@oakville.ca
Director Charles - Gabe.charles@oakville.ca

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. I support responsible growth. **I support the provincially mandated growth numbers to 2051.** 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 the done is a way to **ensure the livability people deserve.**

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- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- **I would like to see a comprehensive, overall depiction of how all our growth areas** will work together to accommodate population growth in a sustainable, liveable way.
- The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.
- The OPA must address **Green Building and Green Energy** plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction**, stormwater and grey-water strategies.

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.

[SIGNATURE]

1 of 2 Charlotte Rumi

Oakville Town Council - membersofcouncil@oakville.ca
Commissioner Garbe - neil.garbe@oakville.ca
CAO Clohery - jane.clohery@oakville.ca
Committee of the Whole - cathyduddeck@oakville.ca
Director Charles - Gabe.charles@oakville.ca

RE.: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I have been following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns and suggestions for ongoing discussions with the community so all residents can believe we have put forth the best vision for Midtown and Oakville. I understand that growth is necessary to meet the provincially-mandated growth targets given to municipalities. However, it **MUST** be done responsibly and I have deep concerns that the current proposed options for Midtown will not lead to responsible, affordable growth, nor will it lead to a liveable Oakville. I have no doubt that the Town staff have been working tirelessly towards the Midtown OPA, and I do appreciate this, but we cannot rush into this with so many residents' questions unanswered. I truly hope that Town staff have had every resource possible made available to them so global wisdom can be utilized in making these very important planning and density decisions. Many residents have noted some of their questions and concerns (and I share each of those concerns) on the Midtown Oakville website. Given the current information available to Oakville residents, there are too many unanswered questions across most aspects of Town planning. This is the biggest development Oakville has ever seen with building heights we have never seen before. The densities proposed seem unmanageable and incompatible with the projected goals, especially ensuring the "Livability" the people of Oakville deserve.

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to see multiple options presented on January 30th via three-dimensional renderings with a **clear explanation of height and density, public realm amenities and road networks.**
- I would like to see options that **meet but do not exceed the 2051 provincially mandated growth numbers**; options that optimize livability of the land available for development in Midtown.
- I would like to see options that **keep building heights to an average of 20 storeys** in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.
- I would like to see an integration of a variety of "**missing middle**" building styles, such as mid-rise and 5-6 story mansion blocks.
- The transition area from single family residential to the south of Cornwall Road must be considered. This means **significantly lower building heights south of the train tracks.** Taller buildings should be located to the north, along the QEW corridor
- I understand the need to accommodate population growth to 2051 and beyond. To ensure responsible growth, this should be clearly delineated as growth that would be permitted by way of an amendment to the current plan later. This will allow time for planning of other potential growth areas within Oakville eg. Speers Road, Bronte GO, Oakville Place, and Town Hall.
- **I would like to see a comprehensive, overall depiction of how all our growth areas** will work together to accommodate population growth in a sustainable, liveable way.

- The OPA must show how Oakville will provide **affordable housing** and by what measure this is defined.
- The OPA must address **Green Building and Green Energy** plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for **energy reduction**, stormwater and grey-water strategies.

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.

Thank you for your time and attention to my communication.

Sincerely,

Monique Newman

William St. Oakville

From: wpepall wpepall
Sent: Tuesday, January 9, 2024 1:31 PM
To: _Members of Council; Neil Garbe; Jane Clohecy; cathyduddeck@oakville.ca; Gabe Charles
Cc: oakvillelakesidera@gmail.com
Subject: Midtown Official Plan Amendment

Dear Members of Council and Town Staff:

I am following the growth plans for Oakville and specifically Midtown Oakville plans and would like to express my concerns including requested actions. **I support responsible population and related growth so long as it is sustainable for the long term.** This is the biggest development Oakville has ever seen with building heights we have never seen before. **We need to ensure that any growth plan is compatible with the size of land available and is consistent with the sort of livability that the current population wishes to see in our community.**

I have serious concerns with the options that have been presented to date and the trajectory of the Midtown Official Plan Amendment (OPA). The following are items that I see as essential to a successful outcome for the OPA:

- I would like to **see multiple options** presented on January 30th via three-dimensional renderings with a clear explanation of height and density, public realm amenities, and road networks.
- I would like to see options that meet but **do not exceed the 2051 provincially mandated growth numbers**; and options that optimize the livability of the land available for development in Midtown.
- I would like to see options that keep building heights to **an average of 20 storeys in Midtown with a maximum population density in any sq. km not to exceed 20,000 per sq. km.**
- I would like to see an integration of a variety of “missing middle” building styles, such as mid-rise and 5-6-story mansion blocks.
- **The transition area from single-family residential to the south of Cornwall Road must be considered. This means significantly lower building heights south of the train tracks. Taller buildings should be located to the north, along the QEW corridor**
- **I do not believe that the Federal or Provincial government or town officials have adequately considered the implication of proposed population growth to 2051 and beyond.** To ensure responsible growth, our governments must consider all implications – air quality, water quality, availability of liveable space, congestion, over crowding of hospitals, schools and greenspace. **Growth for growth’s sake is not justification enough for the resulting damage to our environment and impact on our community.** The full cost of development – both direct and indirect - is inadequately reflected in your analysis.
- I would like to see a comprehensive, overall depiction of **how all the proposed growth areas will work together to accommodate population growth in a sustainable, liveable way.**
- The OPA must show how Oakville will provide affordable housing and by what measure this is defined.
- The OPA must address Green Building and Green Energy plans for Midtown.
- The OPA should demonstrate the use of all municipal tools available to us to ensure we optimize opportunities for energy reduction, stormwater, and grey-water strategies.

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.

Sincerely,
Winsor Pepall
Park Avenue

From: Vic Vescio
Sent: Monday, April 8, 2024 11:42 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Concerns With Midtown Oakville's Development.

Dear Mayor Burton,
I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

One of the most troubling facts is that City of Vaughan staff advised City Council that community service amenities, parkland and other vital needs to service the population have not kept pace with population increases. As a result, forecasts clearly reveal that **substantial public investment (taxes) will be required to balance service demands.**

I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
V Vescio

From: Parveen Sandhu
Sent: Saturday, April 6, 2024 11:10 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: A concerned resident

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers. As a resident of the direct area, I don't believe Oakville will be the place we decided to raise our family. You must help as Oakville residents will leave their homes because you changed our community.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Parveen Sandhu

Copeland Court

From: Sean Giles
Sent: Sunday, April 7, 2024 5:30 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown Oakville Development

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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Sincerely,

-----Original Message-----

From: Donna Scott

Sent: Saturday, April 6, 2024 8:44 PM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Midtown development objection

Dear Oakville Town Councillors and Mayor,

I'm sure you are aware of the large number of objections to the over densification proposed for midtown. My voice is small but I am adding it to the many.

Please STAND UP and do the right thing. Speak out against the over development of this gem of a town that is slowly being destroyed by a lack of insight and truly ugly developments that do nothing to enhance the charm of Oakville. Some of you, on council appear to have washed your hands of even trying to make this development enhance our town. It is time you listened to others who have a vested interest and what is best for our town and not what is best for developers and their political friends.

We are counting on you.

From: D-L P
Sent: Saturday, April 6, 2024 11:07 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown

Hello,

I am distressed with the idea of large condo buildings imposing on the traffic and current buildings in midtown Oakville. Everyone wants a livable city, everyone understands growth is important but these decisions need to be made with thoughtfulness.

The decisions made today will be our legacy. Please listen to the citizens. Please make good choices. Everyone is watching.

Dora-Lee Pope
All Saints Crescent

From: Antonio Santo
Sent: Friday, April 5, 2024 12:28 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Oakville plan for Midtown

Dear Mayor Burton,
I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Antonio Santo

From: Gail Fitzgibbon

Sent: Wednesday, April 3, 2024 2:25 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>

Subject: Midtown disaster

Dear Mayor and Councillors,

We do not agree with the 'Midtown' project that will negatively impact what Oakville now is . It will not help the many people who cannot afford high rental rates, and will increase population density. The online images make Oakville resemble other areas like Mississauga and Vaughan which it is not. We are special with the lake, many heritage homes, churches and considerable green space which should be retained.

Please note our 100% disagreement with this Midtown project and we do believe you need to go back to the planning tables to make it a better fit for the area it will cover.

We need to accommodate the homeless in any plans. We do not want this precious town to look like an old dilapidated army barracks which it will be like at Trafalgar and highway 5 in a few years. If you drive through that area you can see how dense it is and how so many families are crammed into a small space.

Please reconsider your vote and VOTE a DEFINITE NO to the project as it stands

Thank you

God bless

Gail and John Fitzgibbon
Oakville residents for over 40 years

From: brian.coffey
Sent: Tuesday, April 2, 2024 5:48 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Development out of Control

Dear Mayor Burton,

My wife and I have been residents of Oakville since 1970 and in that time we have witnessed a gross deterioration in the quality of living and travelling in this town due predominantly to the over the top development of virtually every small patch of ground. We have seen disappearance of a number of golf courses, increased congestion in our major arteries and general stress on infrastructure.

Why? Because we are in thrall to developers who continually want to turn our town into a mini New York City style location. The developers build without, it seems, much contribution to the needs resulting from their ever-expanding constructions leaving us tax payers to foot the bill for the necessary new roads and resources.

We have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely

Brian and Joan Coffey

From: Stella Soini-Donald
Sent: Tuesday, April 2, 2024 4:17 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Development

Dear Mayor Burton,
I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely
Stella Donald

From: Dina & Hatem Hafez
Sent: Tuesday, April 2, 2024 5:02 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Oakville concerns

Dear Mayor Burton,

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Dina & Hatem Hafez

From: Darlene Gustin
Sent: Tuesday, April 2, 2024 3:37 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: URGENT CONCERN ABOUT OAKVILLE'S HEALTH AND FUTURE

Dear Mayor Burton,

I was born and lived in Oakville for 59 years, and have deep concerns about our future in so many ways.

Furthermore, I have practiced as a naturopathic doctor in Oakville for over 30 years, and have seen an alarming decline in our environment and the health of our community over my career.

- Half of my patients now have Heavy Metal Toxicity
- 80% of my patients have thyroid dysfunction
- the incidence of cancer is almost 1 out of every 2 residents
- the mineral content of our food is half of what it was 30 years ago
- Male fertility is half of what it was 20 years ago

I can name streets in Oakville where I know several of the neighbors, because they are all seeing me for cancer.

How long have you lived in Oakville?
I dare you to come for an assessment.

**OUR ENVIRONMENT CANNOT HANDLE THIS!
IT'S KILLING US.
THE DEVELOPMENT AND IMMIGRATION TO GTA MUST STOP IMMEDIATELY UNTIL
POLITICIANS CAN SEE THE REAL WHOLE PICTURE.**

IT'S URGENT!

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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I have serious concerns with Oakville's current approach to Midtown's redevelopment:

- Oakville wants a made-in-Oakville plan for Midtown - one that will provide gradual growth based on human scale, mixed built form, reflecting lower densities and housing types that will serve families and provide time and resources to create the required elements of liveability that ALL residents deserve.
- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.
- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,
Dr. Darlene Gustin ND

From: Bruce Norman
Sent: Tuesday, April 2, 2024 2:07 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Our concerns about the current Midtown redevelopment plan

Dear Mayor Burton:

We have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- It would be irresponsible of us to ignore the experiences and mistakes being encountered in Vaughan and not act on them.

- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

**Kind regards,
Bruce & Barb Norman**

From: Nancy Kelly
Sent: Monday, April 1, 2024 11:53 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Disappointed, displeased + uneasy about current Midtown design plans!!!

Greetings Mayor Burton and all members of town council ~

I have been making an effort to read ongoing Town of Oakville e-newsletters that include updates regarding Midtown plans.

At the moment, I have learned that roads in the Trafalgar/Cross area will be widened to SIX lanes and

**** NO schools*

**** NO parks*

**** NO libraries and*

**** NO social support service clinics/offices*

are included in the plans !!!!!

HOW can this be possible?!

For our Town of Oakville that is so dedicated to "green cover", this barren, concrete-dominated Midtown design/plan seems shameful to me!!!

How can I let my older adult voice be heard more loudly? more clearly?

Hoping for a more sustainable/ecological, more beautiful plan!

Nancy Kelly

Kerr Village resident

From: denise thompson
Sent: Friday, March 29, 2024 3:49 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown Redevelopment

Dear Mayor Burton and Members of Council

According to the plans for the redevelopment of Oakville Midtown and its tall-tower hyper density approach, it is absolutely going in the wrong direction for Oakville. Many residents have said, it will look like Square One Mall or Little Toronto. High rises with no amenities and no green spaces. Everything is getting built close to the sidewalk with no green and trees. The height of those buildings is excessive for the location and will create huge traffic congestion.

The people in Oakville are asking the Town to revise this proposal.

I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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- We cannot support leadership that would expose us to the same risks, nor could we cast a vote for them in future.

Sincerely,

Denise Thompson

From: Winnie Chan
Sent: Wednesday, March 27, 2024 8:35 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown growth

Dear Mayor Burton,
I have reviewed the information emanating from the City of Vaughan's Metropolitan Centre growth area which based its plan on incorporating tall towers.

Reports from staff state that actual growth is far exceeding population targets and development proposal FSI represents an approximate average rate of 1.6 times the as-of-right permissions. If this trend continues, the population at full build-out could reach 117,000 to 138,000 people. This is a far cry from the planned 50,000 people!

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Sincerely,
Winnie Chan

From: Terry Murphy
Sent: Thursday, April 18, 2024 10:22 AM
To: Town Clerks
Cc: Members of Council
Subject: Letter re Midtown

Dear Mayor and Councillors,

Having reviewed the draft OPA, I, like many others are left with many concerns. Please consider the four major ones which I have

outlined below.

1) The ReBRANdING of Oakville – A concern for all residents

This plan fundamentally changes Oakville’s identity for every Oakville resident - a community previously known for its green space and canopy; a waterside town situated on

the lake and two major rivers; a municipality tenacious in identifying as a town. This plan rebrands Oakville as a high-density urban city, the planners saying they will invigorate the city with a “strong sense” of “A NEW unique identity.” (20.5.1)

The plan denies Oakville the human-scale built forms and lower density planned for Major Transit Station Areas such as Mississauga and Burlington. From the beginning and throughout the Midtown planning process, the plans (and graphics) for the community and the environment have not changed despite the input of thoughtful residents and innovative community professionals.

2) The plan is environmentally insensitive.

- **It does not respect the environmental fragility of the Sixteen; the vulnerability of its wildlife including 77 species of resident and migratory birds; and the further erosion of its already deteriorating banks, seriously threatened by intensive concrete and hardscape development.**

- **It ignores the opportunity to focus on how connections with water (the Sixteen and the Lake) are what could make this a “signature” destination (20.5.1). The “architecture” of the environment is what should be the signature, not concrete “signature towers.”**

- **It does not respect the green and canopied identity of OAKville. The park space is**

already limited and there is every indication that owners and developers like Metrolinx have no intention of facilitating park space that would hurt their profits.

- **The Parks and Open Space section 20.9 A-28f confirms this vulnerability of parks**

and open space: “Adjustments to the location, size and configuration of parks shown on Schedule L3... shall not require an amendment...provided that the intent of this Plan is maintained.” Who is going to interpret this “intent”?

- Recognising the threat this development poses to the birds, the “sustainability” section 20.15.1d talks of “bird-friendly design strategy elements” with no details on how they would help.

- Development is supposed to “address climate change resiliency”; “improve air quality”; “absorb stormwater; and “expand biodiversity” (20.14). But how this is to be done is very unclear in an already polluted area that is being planned for high concrete towers, situated close together, with hardscape public squares and minimal green space. The fact that the plan repeatedly talks of about “minimizing” and “mitigating” the urban heat island only emphasizes that it will be a major concern and climate changer for Midtown

residents and their northern and southern neighbours.

- Recognising the enormous challenge this development poses to a sustainable canopy, 20.15.3d states the need for “urban tolerant trees and other vegetation.”

What other kind of vegetation besides trees provides shade and canopy?

- Section 20.15.4 states that applications for development in Midtown would ask

applicants how they have “endeavoured” to incorporate sustainability “as deemed appropriate and applicable” through a pre-application consultation.

How will the Town assess “endeavours”? What will be deemed “appropriate and applicable”? There appears to be much too much room for interpretation without any clear definitions for environmental protection and sustainability.

- The plan states that where development is proposed within or adjacent to hazard

lands, the Town may require technical studies to establish the limits of the hazard

and managing risks (20.14.5). These lands were once home to paint and chemical plants, and other heavy industries. A “MAY require” is not helpful.

- **The fact that according to Conservation Halton some hazard lands, watercourses and wetlands may be unmapped and need refining and that the mapping is “approximate” suggests technical studies should be required, not be left as “may be required.”(20.14.6)**

- **20.16 Midtown Oakville Exceptions – no mention of lands near the cemeteries**

- **The plan does not mandate Green Development Standards.**

3) The plan does not show livability.

- **It is not “human scale” in design. There has been no change in response to the input of hardworking citizens and taxpayers’ concerns about height and density except to increase them (Schedule L7). This plan would allow a wall of towers separating North from South and completely**

redefine the character of Oakville at the main, and soon to be even more unworkably and uninvitingly-congested entry point to the community.

- Characteristic of this is the definitions provided for building form heights. These beg revision. Whereas the definitions in section 29.5 for “Low-rise” and “Mid-rise” are understandable increments of six storeys (“up to and including 6 storeys” for Low-rise, and “7 – 12 storeys” for Mid-rise), the definition for Tall (13 storeys or greater) provides no clarity. It is much TOO BROAD and needs to be broken down into to multiple gradations like high rise, very tall, and hyper tall.

- Though planning and architectural experts have, over the past year, repeatedly demonstrated how density can be achieved through a mix of building forms, this draft has ignored these and only considers “Mid-rise” and “Tall” (Housing 20.6.1).

- The plan fails to address the concerns expressed over hyper density on 43 hectares

of land.

- Its density will not foster livability. The section on Built Form (20.11.3d) states that “Mid-rise buildings, should include a minimum building separation distance of 15.0 metres between a mid-rise with another mid-rise building, or a tall building.” This is the width of a small suburban house lot! How can this offer a “comfortable public realm”? Further, the minimum tower separation distance between tower faces is 30.0 metres, less than the width of many typical home lots in Oakville. And the width may be even less since the plan only states that if the minimum tower separation distance cannot be achieved the site may not be appropriate for multiple towers. Again, the use of the word “may” means that it could be approved, especially since “appropriate tower separation and floorplate sizes...shall be determined at the time of development application... There is too much to be determined by agreements made with developers. What about the residents living here?

- The plan states Tall buildings should be designed to “appropriately frame streets and open spaces and contribute to a comfortable public realm”; “should contain a podium not less than 4 or greater than 7 storeys to frame the street and enhance pedestrian comfort”; “incorporate tower floorplates...to minimize shadow impacts and maximize sun exposure on the public realm, and to enhance the Midtown Oakville skyline.” The emphasis on “pedestrian comfort” emphasizes that it is seriously threatened. And what about the comfort and the sunlight in the homes of the residents of these towers as well as those of their northern and southern neighbours? This is not mentioned.

4) The plan seems to prioritize developers’ interests at the expense of community.

a) It does not address what is needed for family living.

- For example, Schools - While the number of schools has gone from two to three

to four, when there should be 15 at build-out, they are all elementary schools in towers with no playgrounds. Section 20.9.3e states that “Educational facilities (why not “schools”- one syllable versus an obfuscating nine?) should be located adjacent to Public Commons and Urban Squares to enable shared use.” As for safety, this plan offers parents and boards no guarantees: “Designated shared use spaces for educational facilities schools may include certain? fencing or separation methods for safety purposes.” And they may NOT. Play spaces and safety are not prioritized.

- There is no plan for a secondary school as there is no place for a playing field. Where do teenagers go for school, sports, and activities?

- School Boards do not like to lease properties and yet Section “Educational Facilities 20.12.2h” states: “A school board may determine that...a lease is required for educational facilities (schools) as development

**within Midtown Oakville proceeds.”
They may be forced into leases and the
additional expenses they cause taxpayers
because there will be no more real property in
the plans for a school.**

**b) The plan is for an incomplete
community.**

**- The plan does not address the space
and services required for healthy
community life such as ready access to
recreational, health, emergency, and other
essential amenities.**

**- The plan tries to reassure that “most
(but far from all) of the necessities for daily
living” can be located in Midtown Oakville, so
the area must “be integrated into the
broader Oakville community, with access to
Town and Regional services and
amenities.” This will place unknown demands
on these services and amenities,
challenging access for all Oakvillians and
increasing costs for taxpayers – not to
mention more traffic in and out of Midtown to
access these services, whether it is**

the hospital or youth sports.

- As for the other amenities imagined, there are no guarantees. For example, the section on the Argus Arts Precinct (20.5.2.iv) admits that while the plan asks for a minimum of 15 percent of the total floor area be reserved for non-residential cultural or community uses, again “the minimum requirement may be modified.”

c) It does not address affordability for young adults and families.

- Both the Goals and the Objectives speak of Midtown as creating a complete community for “all ages, abilities, and incomes” (20.2.1) and “a diversity of housing choices, employment opportunities, educational facilities, public service facilities, and destinations” (20.3.2 d), but the plan does not show this. Everything is hyper-tall, and hence expensive towers. The only references to “affordable housing” are couched in terms of vague possibilities with no commitments. For example, it states that “inclusionary zoning” may be

established (20.6.3.a); that affordable targets will be established “as applicable” (20.6.3.c); and that “the Town may provide financial and other incentives ... to facilitate the provision of affordable housing and/or special needs housing” (20.6.4).

d) It is not well integrated or transitioned into the community of Oakville.

- Poor transitioning, for both the North and the South - Under “Objectives 20.3 h”, the draft promises to “provide (e) an appropriate transition in density within Midtown Oakville from the highest concentration, mix and massing of uses and buildings north of the railway toward the neighbouring areas to the south and east.” It excludes the northern neighbourhoods from this. The bias is reiterated in “Precincts 20.5.1” which states that the Trafalgar Road Precinct adjacent to these northern neighbourhoods will “Feature the highest density and tallest buildings in Midtown” and that the second northern

adjacent precinct, the Argus Arts Precinct (20.5.2.iii) will “provide for heights and densities ...higher than other areas of Midtown.” Planners should know that the QEW/403 does not provide a barrier for shadowing and other negative impacts on the neighbourhoods 250m north of Midtown.

- **Further illustration is that Schedule G shows south east land use. There is no similar map for the north.**

- **Midtown as drafted will result in a wall of towers dividing Oakville into a dense and less livable North and Southern neighbourhoods where the sun will now set over towers and for whom accessing the rest of the town, the highways, and the services like the hospital will now be very challenging.**

- **Despite repeated requests, the costs to taxpayers are still unknown, and this plan makes the enormous potential costs even clearer. For example, section 20.14.4 states that “the Town may require that new development demonstrate the**

adequacy of the existing and proposed water, sanitary sewer, site controls and other utility infrastructure systems and their capacities to satisfy the demands of a proposed development.” The use of the word “may” is no more acceptable than the uncertainty about who is funding the needed infrastructure, services, and parks for a mega-development. How much will ratepayers’ taxes increase?

Respectfully submitted,

**Terry Murphy, Ward 3, Gatestone Avenue
(My mother’s property is in Ward 5, about 250m
from Midtown)**

**From: Joshua Creek Resident Association
<memberjoshuacreek@gmail.com>
Sent: Sunday, April 14, 2024 10:58 PM**

To: membership@joshuacreek.org

Subject: Reminder JCRA AGM Tuesday, April 16

Hello neighbours,

A final reminder to everyone for JCRA's 50th Anniversary Celebration and 2024 AGM this Tuesday, April 16, 7:00 pm start time at Maple Grove United Church. While the church has a large parking lot, if needed, OTHS is permitting parking in their lot, which borders the church lot. The pathway between the properties is open.

Doors will open at 6:30 pm with Town staff from the Parks and Rec and Home to Hub transit departments on site to provide information about their programs.

Ward 3 Councillors and Mayor Burton will be there to answer your questions. Please email questions to:

memberjoshuacreek@gmail.com

If you wish to view the 2023 Financial Statements in advance, you can find them here. Hope to see you there.

From: Bill McCreery
Sent: Wednesday, February 14, 2024 6:06 PM
To: Rob Burton; Town Clerks
Cc: _Members of Council; Cathy Duddeck; Janet Haslett-Theall; David Gittings; Neil Garbe; Jane Clohecy
Subject: MIDTOWN OAKVILLE: Traffic congestion costs Toronto \$11B per year and a new task force aims to fix it

Good evening Mayor Burton,

The headline says it all. What is the status of the Midtown Oakville (and beyond) transportation study that is fundamentally required to inform the pending OPA?

Has council given clear direction for this essential analysis to be done now before the OPA is complete?

Hopefully, this responsible approach to effective urban planning has been authorized and I just missed the press release!

I look forward to your earliest response.

Thanking you in advance.

Best regards,

Bill McCreery
Oakville

From: Jack Mundy

Date: February 15, 2024 at 11:20:20 AM EST

To: Janet Haslett-Theall <janet.haslett-theall@oakville.ca>, David Gittings <david.gittings@oakville.ca>

Cc: Kathy Mundy, Jennifer Mundy, Matthew J Mundy

Subject: MIDTOWN DEVELOPMENT PROPOSAL

Good morning! I hope that both of you are doing well. We really appreciate your ongoing efforts on behalf of Ward 3 and the Town of Oakville.

We would like to provide our input regarding the proposed development for Midtown Oakville. We would appreciate your passing our input on to the consultants so that this input will be a part of the file, and this will also necessitate a reply from the consultants against our input. Here goes:

1. We are definitely not opposed to growth or intensification, but the growth must be reasonable and not negatively impact surrounding areas to an unreasonable extent.
2. We need a "Made in Oakville" solution.
3. With the proposed Midtown Development, the traffic in the area of the Oakville GO Station and the road areas bounded by Cornwall, Trafalgar and Leighland/Iroquois Shore will be an absolute disaster. It is quite likely that providing timely emergency services within these areas will be negatively impacted. The current situation is already bad for a good portion of the day.
4. The existing schools and retail facilities in the area will not be able to support the growth that is proposed by the consultants. The proposed towers will rival and likely surpass Manhattan!
5. The Midtown Development was originally conceived as a self-sufficient community. This will definitely not be the case, and the residents [including us] in the immediate area of the proposed development will suffer to a significant extent.
6. Metrolinx does not appear to want to expand the existing station structure to accommodate any form of growth. This will further compound the negative aspect.
7. There are additional opportunities for growth through the new 4-plex concept and other open areas within the existing Town boundaries.

8. We are also concerned about the cost to the Town and its taxpayers in the area of development charges.

We are currently out of the country and will not be back until the end of March. We will be following the situation through the Ward 3 communications.

Respectfully submitted by Kathy and Jack Mundy-300 Reynolds St.

Jack Mundy

From: Bill McCreery

Sent: Friday, February 16, 2024 3:33 PM

**To: Janet Haslett-Theall; David Gittings;
Town Clerks**

**Cc: Rob Burton; Cathy Duddeck;
_Members of Council; Jane Clohecy; Neil
Garbe;
'elizabeth.chalmers'**

**Subject: Lets Talk Midtown: How We Grow
Together, February 15, 2024**

Hi Janet and Dave,

Attention: Town Clerk

**The livestream public session is an informative
account of the planning process including**

opportunities and constraints that Oakville has undertaken. Will it meet Oakville's aspirational livability vision?

My initial takeaway:

1. ASSUMPTIONS: MIDTOWN OAKVILLE

The province, through both the provincial Liberal and Progressive Conservative governments of Dalton McGuinty, Kathleen Wynne and Doug Ford, has continued to develop key population growth intensification assumptions to focus at Urban Growth Centres (formerly Mobility Hubs).

*** The provincial mandate requires a significant increase in population.**

*** As a consequence, it requires densification of buildings and structures to accommodate more people and functions on smaller acreages.**

*** The key provincial driver has been and continues to be to aggressively financially support the capital-intensive transit**

infrastructure including GO trains and buses offset by significant commercial and residential development at GO Stations.

*** Since Metrolinx is not sharing its planning information, this is a significant added risk to livability.**

*** As a benefit, it may reduce the need for the spread of costly additional infrastructure into other areas of Oakville and reduce urban and suburban sprawl. This original assumption may not be borne out due to other initiatives such as inclusionary zoning.**

2. Transportation Master Plan

*** To achieve successful outcomes for Midtown Oakville, a Transportation Study is essential to be able to align population capacity with transportation capacity to ensure the economic viability of Midtown Oakville and Oakville by avoiding transportation gridlock.**

*** It is encouraging to see that Oakville is in the process of undertaking the**

Transportation Master Plan to inform its Midtown Oakville OPA. Better late than never.

*** And fortunately, Neil Garbe advises that Midtown Oakville update reviews are to take place every 5 years.**

*** The current Midtown Oakville planning study has not shown an overview of the transportation network connectivity to adjacent communities and geographic areas. Road networks do not flow well, or do not exist beyond Midtown, with a number of transportation obstacles and barriers that will result in gridlock. This has created a high planning risk that the aspirational vision of Oakville's Midtown Oakville will not be achieved.**

3. At the Lets Talk Midtown public meeting February 15, no mention was made of inputs provided by stakeholders to the Town Clerk, and Cathy Duddeck will be captured in the consultation process. Will stakeholders comments be included and considered via this communication channel?

Thank you.

Best regards,

Bill McCreery

From:
Sent: Friday, February 23, 2024 2:53 PM
To: Town Clerks; _Members of Council; Gabe Charles
Subject: MIDTOWN

Follow Up Flag: Follow up
Flag Status: Flagged

The town has presented several concepts for the development of Midtown – how can any of this be achieved without the town actually knowing that this land will be available for development?

We see that several applications by landowners/developers have already been submitted to the town and are now at the OLT. When we look at these proposals the height and density of these applications are for higher towers and higher PPUs (1.84) than the town's presentations of 40ish stories and a PPU of 1.7?

If indeed it is the transportation corridor that is to be developed, why has the town's planning not considered the area surrounding the Bronte GO as there appears to be opportunities there rather than squeezing everything around the Oakville GO? Are there not opportunities north on Trafalgar Road as far as the 407?

We see that there are 3 schools on the plan – have the school boards been involved in this planning?

Tom and Colleen Dugard
Residents of Ward 3

From:
Sent: Monday, April 1, 2024 9:46 AM
To: Mayor Rob Burton; Town Clerks
Subject: College Park Invitation

Dear Mayor Burton,

I am sending this letter knowing that many from Town Council have resolved to vote against the Sheridan College Housing Area; however, I am asking everyone to read my invitation.

Premier Ford's announcement to not proceed with Four Unit as-of-Right encouraged me. I certainly related to his words: "To put a four story in a beautiful (existing) community - they (homeowners) will 'lose their minds' - they wouldn't stop screaming!" I felt validated with my concerns when Premier Ford also said, it will be a "disaster with parking".

Once again, I am respectfully requesting that you vote "NO" to the Sheridan College Housing Area Special Policy area Town-initiated. Premier Ford said that he would "work with council, holding them accountable and reward their success."

I know that we have two council representatives for Ward 5 and they have walked together in College Park during the municipal election. They can see why we care for our community - our people and our homes and our properties - OUR NESTS!

Perhaps you, as a representative for another Ward, have never been in College Park. I invite you to drive or walk around our neighbourhood that we have cherished for over thirty years. Please knock at our door or call ahead. My husband and I would be pleased to have you come in for a coffee.

Please vote "NO" to the Sheridan College Housing Area Special Policy area Town-initiated.

Yours truly,
Cheryl Baber
Queensbury Crescent

From: Gail Fitzgibbon

Sent: Wednesday, April 3, 2024 2:25 PM

To: Mayor Rob Burton <Mayor@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>

Subject: Midtown disaster

Dear Mayor and Councillors,

We do not agree with the 'Midtown' project that will negatively impact what Oakville now is . It will not help the many people who cannot afford high rental rates, and will increase population density. The online images make Oakville resemble other areas like Mississauga and Vaughan which it is not. We are special with the lake, many heritage homes, churches and considerable green space which should be retained.

Please note our 100% disagreement with this Midtown project and we do believe you need to go back to the planning tables to make it a better fit for the area it will cover.

We need to accommodate the homeless in any plans. We do not want this precious town to look like an old dilapidated army barracks which it will be like at Trafalgar and highway 5 in a few years. If you drive through that area you can see how dense it is and how so many families are crammed into a small space.

Please reconsider your vote and VOTE a DEFINITE NO to the project as it stands

Thank you

God bless

Gail and John Fitzgibbon
Oakville residents for over 40 years

From: beverley wittmann
Sent: Saturday, April 6, 2024 9:41 PM
To: Town Clerks
Subject: Midtown Feedback

Re: Midtown Development

There is no turning back the clock to a time when Oakville actually felt like a town.....when Bronte still had the charm of a cottage country community.....when North Oakville was pleasingly rural.....when I didn't have the windows of three McMansions staring into my backyard I lament but accept that those days are gone. But I am truly dismayed by the official plan amendment for Midtown.

I appreciate that an MTSA requires higher density but the proposed population is far too dense and the buildings far too high. And why, as councillors Duddeck and Chisholm have noted, aren't Green Development Standards being met. Lead by example.

I have read the concerns of the Coronation Park Association. Are they correct in warning us that we are in danger of repeating the mistakes made by the city of Vaughn?

Let us not be overly ambitious and jeopardize the quality of life in Oakville.

Beverley Wittmann

From: Dr James Walker
Sent: Wednesday, April 10, 2024 4:51 PM
To: Town Clerks
Subject: Mid town overdevelopment.

As a long time Oakville resident I am appalled at the grotesque density of the planned midtown vertical warehousing, seemingly to please the Trudeau liberal government to accommodate too many immigrants.
If this is approved at the current density in such a small area, the quality of life of the planned residents and rest of town with the associated traffic gridlock, will be appalling.
If this is approved this town is finished as a livable place and I for at least one will be getting out.
This development is even too dense for a large city like Toronto, which should be housing Trudeau's overpopulation explosion.
Council must block this monstrosity at all costs.
Why has quality of life and environment been thrown out the window to accommodate a terrible federal government illogical and ideological policy that does not benefit residents?

Yours Sincerely
James Walker.
Oakville L6J

From: Lauren Breckon
Sent: Thursday, April 11, 2024 9:51 AM
To: Town Clerks
Subject: Building heights and green spaces Mid-town

Good morning. I am writing in regards to two specific areas of concern re the Mid-town plan.

First all, the extreme planned heights bring to mind the canyon the Gardiner Expressway has become; the wind tunnels Yonge and York Streets now are. People need to be able to see sunlight and sky at some point during the day. There will be none for people living at lower heights. (Even the rental units at the corner of Bronte and Lakeshore have units situated so closely together, they never get natural light.)

My next concern is the lack of appropriate GREEN spaces for people to get out and relax in. A patio restaurant on a wide concrete sidewalk is not green. The period of Covid when people could not congregate indoors and so many had no outside patios/balconies showed how important green areas are for getting fresh air. Green roofs on the buildings would help solve the problem for tower residents but you still need to provide areas Large enough for sunshine to hit, trees to grow and floral gardens to be planted by the town.

I fear this area will be a ghetto in the worst sense of the word within a couple of decades.

Sincerely,

Lauren Breckon
Saddler Circle

From: Carol Anne Hunt

Sent: Thursday, April 11, 2024 10:19 PM

To: Town Clerks

Subject: Re: MI1dtown plan

Hello Town Clerk:

I believe the plans for Mldtown indicate too high a density. The towers are way too high—out of character for Oakville. It is too dense. There is no breathing room. Where will children go to school? Where will people walk for leisure and play? Where are the trees,

grass, flowers, etc.? Would you want to live there? I sure wouldn't want to.

Carol Anne Hunt

Grand Blvd.

Oakville, Ont.

From: Gabriela Moreno Ruiz
Sent: Saturday, April 13, 2024 10:02 AM
To: Town Clerks
Subject: Midtown problems

To whom it may concern,

As a resident of oakville I have raised my concerns about this new project. All residents in south east Oakville are angry about this new development but our thoughts have not been heard! It's quite disheartening because we are the people who live in this area, we are the people who pay your taxes and we are the people suffering the consequences of all the criminal activities happening in the area!

What would it take for our voices to be heard??

We want the crime fix first before thinking of brining more people to live in the area!
We have break ins daily and we are starting to become vigilantes. This is no way to live!

If you are planning to bring this new buildings and developments then you must lower our property taxes because you are not even covering the basics of the residents of south east Oakville which is security, schooling and health!! (I had to find a doctor in Missisauga because there was not doctors in oakville with availability, same goes with hospitals and schooling... I'm in 5 schools waitlist to be able to enroll my daughter into a program, ridiculous!)

Why are our voices not heard?! Why are our concerns not taken care off?!

Remember we the citizens elected you to be in that position so you government owe us an explanation!!

The residents of south east Oakville DO NOT AGREE of this project and want the current crime situation under control!!

It's ridiculous that with the high taxes I pay I can't feel secure in my own home at night. This is coming from someone who already suffered a break in early this year!

My name is Gabriela and you can always reach me at this email. I'm a very angry neighbor and concerned citizen of south east Oakville.

Thank you

Lic. Gabriela Moreno Ruiz

From: .jennifer morgan
Sent: Sunday, April 14, 2024 1:07 PM
To: Town Clerks; _Members of Council
Subject: Midtown official plan amendment

To Whom it May Concern,

I am a longtime Oakville resident and am writing to express my concerns about the draft official plan amendment for Midtown. I support responsible growth and understand that the midtown lands provide an opportunity for the development of an outstanding urban neighbourhood that would be an asset to the town and meet our obligations for growth as required by the province.

The draft official plan amendment for Midtown is critical because it will determine the quality of life for the future midtown residents and the surrounding communities. During many months of consultation the town has received clear and consistent feedback around the key issues: the proposed population density and the building heights are excessive and not required by the provincial mandate.

Despite lengthy public consultations, your draft official plan amendment for Midtown does not reflect the concerns expressed by Oakville residents. I understand that elected officials and the town planning department have an obligation to consider the views and requirements of various stakeholders. However, Oakville residents are key stakeholders in this process. Why do our concerns appear to have had little or no impact on the Midtown plan? Are these concerns being dismissed as no more than NIMBYism? This is not acceptable.

The voters and taxpayers of Oakville have a right to be heard. I look forward to your response to my letter and your comments at the public meeting on April 22.

Sincerely,

Jennifer Morgan
Sumner Ave.
Oakville L6J 7V3

From: Gabriela Moreno Ruiz
Sent: Saturday, April 13, 2024 10:02 AM
To: Town Clerks
Subject: Midtown problems

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My name is Gabriela and you can always reach me at this email. I'm a very angry neighbor and concerned citizen of south east Oakville.

Thank you

Lic. Gabriela Moreno Ruiz

From: Eric Nummelin
Sent: Tuesday, April 16, 2024 8:48 AM
To: Town Clerks
Subject: Oakville Mid Town Development

I have been watching and reading available information on the proposed Mid Town Development Plans and have grown increasingly concerned as the plans have become more solidified. I initially thought that common sense would prevail around the desire to add numerous 40 to 50 storey buildings in the subject area, but it seems that this is slowly becoming the intended plan. I have lived in Oakville for close to 30 years. I own 2 homes in the College Park area, a small business down on Kerr Street and I placed my life efforts into Oakville as it has a great life/ work balance. This Mid Town Development threatens to change everything I like about Oakville and where I live, as it will be shadowed by these totally out of scale buildings and the congestion will force substantial negative lifestyle changes.

The traffic in this area is, at present, almost grid locked at rush hour times. The addition of so many people in that tight of an area without additional crossings of the 403 will exacerbate the situation. It will end up separating Oakville into 2 towns, above and below the 403. I understand the planning comments of live work, walkable facilities, immediate access so limited additional vehicular traffic, but that is what was said of the area southwest of the Trafalgar/Dundas area and reality sets in and everyone has cars and moves around as they all don't take public transit everywhere and they all don't take the Go Train into work. This plan ensures gridlock, reduced air quality in the immediate area, reduced access to downtown Oakville and an overburdening of our existing infrastructure. I am assuming that the plans call for an additional hospital in the area, as if it doesn't this will substantially reduce our local health and safety.

The neighbourhood shadowing effect for locations above the 403, will be substantial and we are not being considered in this proposal at all. I am being asked to accept a substantial decrease in my enjoyment of my house, my enjoyment of my city, pay additional taxes to support the building of the infrastructure to support this build and I and all present residents of Oakville, get nothing in return. Why is this acceptable and all the developer drawings of the utopian lifestyle and promises of additional snippets of parkland (that will be inaccessible to most residents), means very little to existing townspeople.

I recognize that there needs to be growth, but why so much in such a small area and allow completely out of scale building? If we must accept the growth with all the negatives that come with it, limit the buildings to 20 to 25 stories and add more around the city to spread out the load. That is what most sensible city planning would entail. Saying that it will be a slow death of Oakville over the next 25 years, doesn't really help. I hope that the fact that it is cheaper and therefore more profitable for developers, to add space vertically, is not the primary driving factor. I am frustrated that existing residents voices are not being listened to. I am frustrated that obvious issues are being swept aside. I am frustrated that my life is going to be substantially negatively impacted and City Council, Halton Regional Council and the Ontario Government have put the approval system in place that rewards developers and penalizes existing residents. I am frustrated that we can't change things. I just hope that at some point, common sense will prevail in the approval process

and the development will be scaled back to a liveable level.

Regards,

Eric Nummelin

-----Original Message-----

From: lifeisgood3610 <campaigns@good.do>

Sent: Tuesday, April 16, 2024 8:53 AM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject: Please Take Action: Amend the Proposed Midtown OPA

Dear Mayor Burton and Council

The recently released proposed Official Plan Amendment (OPA) for Midtown Oakville causes me great concern.

Your action is needed to ensure it is further amended to reflect a document that the residents of Oakville will embrace, not abandon.

If allowed, the OPA will have devastating effects on the future we have all envisioned for Midtown. Swift action is needed to reverse its misdirection.

Specifically, take action to correct:

1. Policies that allow developers to build 48-storey towers and no cap on FSI.

A brief review of development applications on hand at Oakville's planning department reveals permissions are sought for some 7,512 units. A simple average calculation of 2 persons in each of those units totals some 15,000 people, a number that surpasses the desired 2031 target of 13,600 people. As the above applications represent approximately 6 hectares of Midtown's overall total of about 43 hectares of developable space. It is easy to see what catastrophic impact this kind of density would result in if continued over Midtown's remaining 37 hectares.

2. Lack of requirements for development to meet sustainability standards.

These would include LEED™ Gold or higher rating, green roof with a minimum 50% coverage, solar capture equipment, use cool roofing materials, rainwater harvesting and recirculation/reuse systems for outdoor irrigation and outdoor water uses, bird-friendly adherence, on-site Low Impact Development (LID) measures, permeable pavement, planting of native species, etc.

3. Lack of prescriptive language in the OPA's wording and insufficient policy to set clear expectations about building form, phasing and timing for community supports like greenspace, shopping and emergency services.

One example of the above is the frequent and continued use of "should" (an encouragement or advisory stance) instead of "shall" (which designates a required action).

This is not the future we want for Midtown. We have clearly stated our opposition in multiple ways, through feedback at public events, attendance at Council, in direct conversations with Planning staff and through continued correspondence.

Oakville wants a made-in-Oakville plan for Midtown - this OPA isn't it.

We cannot support leadership that would leave the door open to this degree of hyper-density and lack of liveability, nor could we cast a vote for them in future.

From: Gregory Pope
Sent: Sunday, April 14, 2024 10:26 AM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Midtown proposed development

To our council members:

Taking the time to voice my concern over the proposed Midtown development. While I have no issue with better utilizing the space to further Oakville's housing availability, I am bewildered as to why our council feels the current proposal is the best use of that property. Density exceeding that of Manhattan, in an area with inadequate proposed green space, no new schools, and no expanded road infrastructure in the area I find head-scratching. As I understand it, there can't even be sufficient underground parking for those investing in the condos being proposed.

Something smaller, more in-keeping with the neighborhood and in turn supportable with the surrounding area & infrastructure, and consistent with other proposals made, makes much more sense.

Please ensure, as our elected representatives, that you make the right decision for Oakville and those who elected you to office.

Greg Pope
All Saints Crescent
Oakville

-----Original Message-----

From: Linda Lingard

Sent: Monday, April 8, 2024 6:51 PM

To: _Members of Council <MembersofCouncil@oakville.ca>

Subject:

Dear Mayor Burton

We are dismayed at the monstrous level of your Midtown proposal. It has ABSOLUTELY no place in the core of Old Oakville. Please rethink this entire project.

Respectfully

Bob and Linda Lingard

Marine Dr

From: Neptune, Paula
Sent: Monday, April 8, 2024 3:49 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Cc: ocacommunications <director@gmail.com>
Subject: Midtown Development

Hello,

I join my fellow Oakville residents who say **NO** to the high rise buildings proposed for midtown.

We seek to maintain the character of the Oakville we know and love. Nobody could deny the importance of affordable housing for Ontarians, however, erecting these massive towers will result in incredible population density given the space, traffic chaos and an aesthetic not in line with the charm of the town.

Between this development and the horrific Palermo development at Bronte and Dundas (thankfully rejected so far); I may begin to consider leaving the Town of Oakville altogether for quieter pastures (which is what made me decide to leave Mississauga and come here in the first place).

I implore council to **REJECT** the current proposal.

Paula Neptune
Reeves Gate
Oakville, ON