

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.

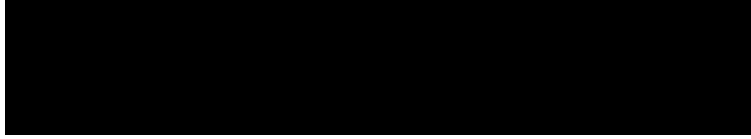
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Michelle Toffey



Hello all,

I want to add my voice to those standing in opposition to the massive development planned for mid-town. Since many have commented already on the specific plans for buildings, parking, amenities etc. I will take a different and simpler approach and ask: Why?

Specifically, why are town staff and (some?) town politicians promoting densities 3 to 4 times as high as the province requires? Such densities do not benefit the town or its residents. Who do they benefit? The developers.

I will be there on Monday evening and ask simply: Will someone stand up and in one or two sentences explain why are our politicians and staff voting for these massive densities and against what appears to be the well-being of the residents of Oakville.

No slick consultants need apply for this task. I want to hear from one of my elected officials: "We support triple or quadruple densities because "

Regards,
Mike Kaptein



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.

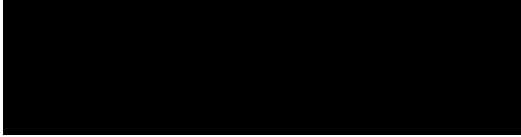
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

NANCY Liu



Dear Members of Council,

I have followed with great interest and concern, the discussions around the development of Midtown Oakville and feel I must add my voice to the many who hope you will alter the density in favour of a more liveable, appealing community.

I can only imagine the great divide it will create (or exacerbate?) between the north and south parts of Oakville and the damage it will do to the businesses in downtown Oakville with long term disruption to flow of traffic during construction. I personally attend activities and appointments in downtown area and am already discouraged by the congestion in all directions, particularly around the arrival of Go trains.

Please give further consideration to the opportunity to both protect the unique character of Oakville and establish a model community.

Sincerely,
Nancy Sainthill



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.

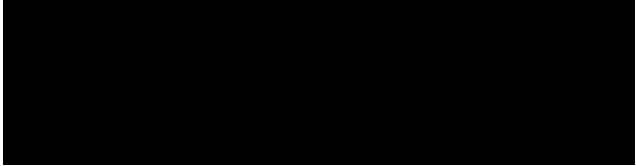
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Natalie Reeves



A “satellite” view of Canada shows a large country with a small population. We have massive resources and should easily be able to absorb new immigrants, refugees and other newcomers.

Sadly this is far from reality and there are still far too many people who don't have access to housing or basic necessities like food or water.

Sounds like bad management by our politicians doesn't it?

Now, Canada's very own Nepo baby has invited more people in without a plan and dumped the problem on the Province and Municipalities.

Rather than spreading the fast growing population across this huge province, the Doug Ford approach is to bully municipalities like Oakville.

Requiring our town to jam in huge numbers of people into ludicrously high vertical buildings has never, ever worked for people.

It only enriches developers.

No sense of community is created in these monsters and eventual degradation of the property results.

Shuffling different configurations of properties as planners have been doing, is to try and absorb too many people.

It brings to mind the saying “you can put lipstick on a pig, but it's still a pig”.

Building heights of 40-50 stories and higher will create the Oakville Pig.

Please don't let that happen.

(My apologies to pigs)

Neil Huddlestone

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.

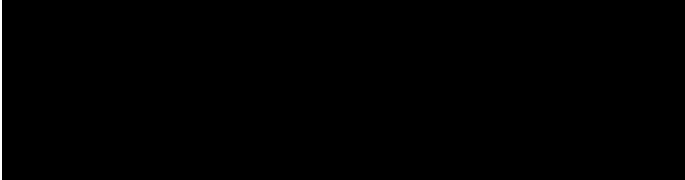
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Nicole Azizian



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.

Nicole Loblaw



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.

Niruja Sathiyadevan



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.

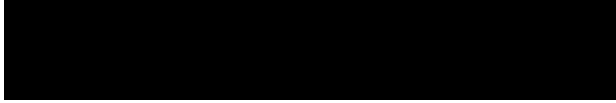
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Olga Hruszewicz



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.

P F



Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,

Peter Bloch

Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,

Peter Gordon & Family
38 year Oakville resident

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.

Peter Hoy

Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,

Peter Morrison

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.

Radek Garbowski



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.

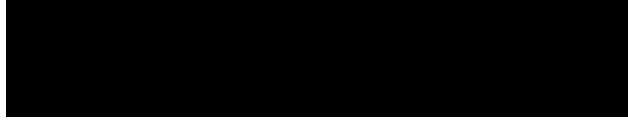
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Ramya Samy



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.

Randy Oswald



▪

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.

renaud campbell



Dear Oakville Mayor and Council:

As a Glen Abbey homeowner, I am opposed to the Proposed Amendment to the Midtown Oakville Development Plan.

There are many good reasons to stop this amendment and create a reasonable plan for the future of Oakville's midtown. This Amendment destroys Oakville's Livability!

Richard Malinski



Dear Councillor Duddeck,

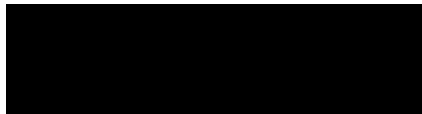
I am a resident of Oakville and I am NOT IN FAVOUR of the proposed OPA plan for Midtown for the following reasons:

1. At 456 people/hectare for 2031 and 718 people/hectare for beyond 2051, the proposal grossly exceeds the provincial requirements of 200 people/hectare for an MTSA
2. The Midtown proposal at 456 people/hectare is well above the proposed density of 250 people/hectare at Bronte GO

Instead, I would recommend targetting a density of 250 people/hectare at Midtown which would be in line with the proposed development at the Bronte GO station and much closer to the provincial requirements for an MTSA. This would also allow Oakville to meet not only the provincial growth targets but also its vision of creating a livable town.

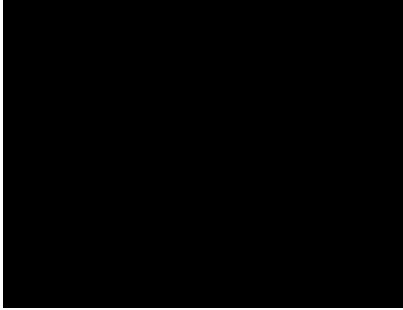
Sincerely,

Rochelle DeFehr



Please record my opinion that the proposal allows for far too much density and I am totally opposed.

Rod Borstmaver



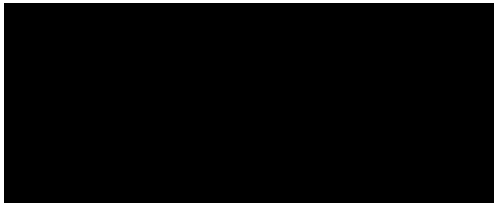
Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,
Roger Beach



Dear Mayor and Councillors:

In response to questions I have received regarding my earlier message, below, and to be more specific, I recommend that the OPA include a statement similar to the following:

Municipal approval of a proponent's development plan will be expedited, and more likely to be successful, if the plan offers compelling evidence of efforts to help the Midtown Community meet the United Nations Sustainable Development Goals. Such a plan would include, but not be limited to, the following features:

. Energy efficiency building design that exceeds the minimum standards provided by the Building Code, and that approaches the Near-Zero Energy Building Standards.

. Climate-friendly timber-frame buildings, with minimal usage of concrete and steel. [Heights of up to 18 storeys will soon be permitted in Ontario.]

. Climate-friendly heating, ventilation and air-conditioning systems such as air-source or geo-thermal electric heat-pumps, solar panels, and district energy plants. Elimination of natural gas services.

. All-electric hot-water supplies, kitchen appliances, and property maintenance equipment, and plentiful charging stations for electric vehicles.

. Contribution to the holistic needs of a Liveable Community, such as housing for a diverse mix of family sizes and incomes, walkability to retail outlets and services and employment, convenient public transit, reducing dependency on automobiles, and generous and inviting green-spaces.

The present form of the OPA contains only vague references to such sustainability goals, and it persistently uses only soft terms like "should, may, encourage, permit, and promote" regarding these features. I do not accept the argument that the Province wields such power that a municipality cannot mandate basic modern requirements for Liveability and response to the climate emergency.

Ron McKee

Begin forwarded message:

From: Ron McKee

Subject: Please reject the Midtown Official Plan Amendment

Date: April 19, 2024 at 8:47:27 AM EDT

To: membersofcouncil@oakville.ca, Town Clerks <townclerk@oakville.ca>

Cc: "Joshua Creek Residents Association [JCRA]"

Dear Mayor and Councillors:

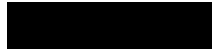
The current draft OPA for Midtown Oakville is unacceptable and should be rejected.

My principal concern is the lack of commitment to climate-change mitigation and sustainability. I wish to see a new design that is supported by clear evidence that it meets the highest sustainability metrics.

I readily accept the need for increased density; indeed, it is necessary to support sustainability. The current plan, however, is outrageous and offers no confidence that it will produce a liveable community by United Nations standards.

I have the utmost confidence in my Councillors, Janet Haslett-Theall and Dave Gittings. Please listen to their questions and concerns.

Ron McKee

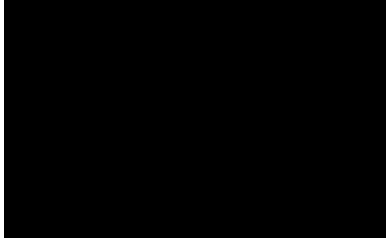


Subject: Midtown Plan Needs Less Density

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.

Roshan Sapra FCPA, C.Dir.



To the Immediate Attention of Oakville Mayor, Council and Town Clerk

Living in [REDACTED] I am well aware of the challenges occurring in the many construction sites presently active. Of particular note are the activities occurring at 85 Bronte. As recently as this week, they have needed to withdraw and defer an application for variance to reduce retail parking from 53 down to 20, with 21 retail outlets and 38 spots at grade. Needless to say, I am quite concerned regarding their next approach. Will they try to bypass Oakville and go direct to Provincial level via OLT?

Regarding Midtown Plan, I am aware that such does not affect me TODAY, but my concern is setting a precedence. The developer at 85 Bronte tried to make comparisons to properties that, in my opinion, are not applicable or even comparable. In my opinion, providing such a "precedence" IN OAKVILLE would open doors that WILL destroy Oakville.

Of particular concern are some basic numbers. My understanding is that the original plan ASS U ME 103 hectares of developable land. But, NOW ACTUALLY 43 hectares of developable land, with apparently NOT same relative change in proposed plans.

Accordingly, I am **NOT IN FAVOUR** of the proposed OPA plan for Midtown:

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors. AND, one that can be used as basis of developments in ALL OF OAKVILLE
- We want a density level and population plan that reflects the genuine size of Midtown - 43 hectares. KEEP THE NUMBERS REAL AND ACCURATE.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction, Geo-Thermal heating and more!

Please, take steps **IMMEDIATELY** to correct the flaws in the proposed Official Plan Amendment.

Regards

Ross Grandv
[REDACTED]

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.

Roy Sun



▪

Mayor Burton and Town Council,

We built our home in the Town of Oakville in 1996, we are very concerned about the constantly changing information we are getting about this Provincially mandated development plan for a small area of land in and around the Go Station. We don't believe that this a good idea for our chosen town, we advise you to consider all aspects of this plan before approving it as being the appropriate development for our Midtown.

When we built our home in [REDACTED] Oakville there was a 25 year development plan for the area between 6th line, Dundas, Trafalgar, and GlenAshton. I was presented as a place to work, live and play. I has been developed over the years but does not resemble the original concept. Our advice, much research and wisdom is the best approach.

Sincerely
Russell and Patricia Moore

▪

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.

Sally Crljenkovic



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.

Samantha Thomson

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.

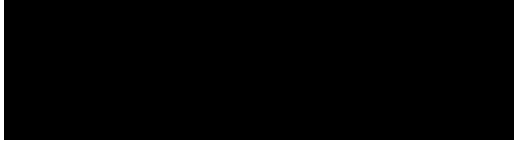
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Sarah Weatherhead



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.

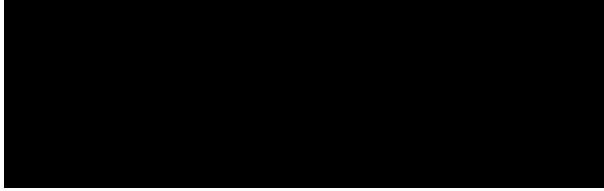
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Sarrah Bandukwala



Dear Mayor Burton and Council,

I am writing this email to express that I am **not in favour** of the proposed OPA plan for Midtown. Preserving Oakville as the most livable town in Ontario should be top of the priority list for this council. In my opinion, the current plan is not aligned to this vision. Choices made today will impact the future of Oakville and generations to come. To this end, council should be prioritizing the following:

- A development plan that creates a complete community, one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors;
- A density level and population plan that reflects the genuine size of Midtown (43 ha.)
- A demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

I urge council to do the right thing to maintain this beautiful place as one of the best in Canada to live and raise a family. Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,

Scott Langegger

Subject: Midtown Plan Needs Less Density

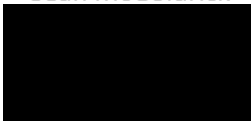
Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,
Sean McGoldrick



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.

Sean Weaser



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.

Senth Sathiyadevan



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.

Sharon Moore



Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Shaun & Gillian Jackson

Dear Mayor Burton

How many times are you going to ignore the obvious? Why are you allowing developers to do whatever they want? Surely not for the short-term “bribe” from the Province, of funds to “reward” the Town for such densification?

I mentioned in my previous email some months ago that, long term, the current midtown plan is extremely detrimental on so many levels! And groups of citizens with expert knowledge have said so in meetings, in a much more articulate manner than I could, along with slides and calculations.

I believe, frankly, that you are going through the motions and conducting all these meetings with the determination to allow the developers to barge ahead regardless. But the OPA plan is seriously flawed. Why aren't you listening?

Oakville requires healthy community living (mentally, emotionally, physically) and good quality of life for all age groups. The proposed plan doesn't reflect any hope of that. There also needs to be more in terms of Green development.

Do you really want your legacy as Mayor to be negative?

Please work with concerned councillors and citizens to correct the serious flaws in the proposed Official Plan Amendment.

from

Sheila Tucker



Dear Mayor Burton and Council,

I am NOT IN FAVOUR of the proposed OPA plan for Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,
Shirley Addison

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.

Simmi Malhotra



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.

Sol Stern



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.

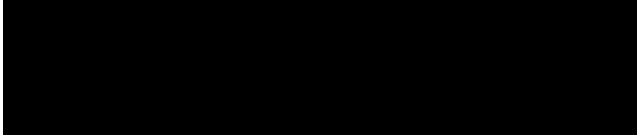
5. **Who is going to pay** for all the new infrastructure needed for Midtown?

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.

Stephanie Dowhan-Soltys



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.

Steve Dickie



Dear Mayor Burton and Council,
I am NOT IN FAVOUR of the proposed OPA plan for
Midtown.

- We want a complete community - one that reflects a mix of built form that includes low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- We want a density level and population plan that reflects the genuine size of Midtown - 43 ha.
- We want demonstrated commitment to fighting climate change with Green Development standards and policies that require solar green roofs, solar capture equipment, rainwater capture and re-use, bird friendly, timber frame construction and more!

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment.

Sincerely,
Sue Lissaman

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.

Susan DunnSusan Dunn



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.

Susan Fletcher (resident of Oakville since 1956)

Subject: Midtown planning proposal

After reading the proposal, it is completely outrageous that this high density with not enough acreage was even suggested. This does not equate to a livable Oakville. I totally agree with all the objections in above forwarded email from Allan Edgar.

Sincerely, Susan Van Every (resident since 1978) Sent from my iPad

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. 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 far 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.

Suzanne Michaelson



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.

Sylvia Porter