

Dear Mayor Burton and Oakville Town Council:

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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.

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Winsor Pepall

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Gordon & Marilyn Penley

- > A couple of items
- > The Feds are willing to work with municipalities if provinces block
- > fpurplex
- >
- > However I think the quietly slip in air B and B is problematic for a
- > range of reasons

Please consider the Leeds standards eg Leeds 4 B D and C for mid high rise condos versus what nrcam anchored its program to

- >
- > Finally while the Feds are now working on a new version of a green
- > home building after the Mrcan green home was just shuttered of late
- > that program included single dwellings low rise mirbs and even
- > floating homes but not mid or high rise condos. I find this troubling
- > as condos are deemed to Be a way to avoid urban sprawl as are purpose
- > built rentals. Noting Toronto has a Hi Ris eco retrofit for such
- > Rentals I remain puzzled as to the carve out of condos in tandem with
- > the maze of disparate building Codes depending on municipality
- > provinces or federal especially as the Feds later rolled out their
- > NRCan green home to the provinces to administer but along with the
- > sale restrictions
- >
- > So why the pass by on the mid and high rise condo owner dwellers
- > including seniors who pay taxes on both their unit as well as the
- > common areas. On top of income tax
- >
- > Noting they also are responsible for structural retrofits and bills
- > that cover the hcc items amd there is an underlying automatic liens
- > process if bills are delinquent versus the more discretionary
- > situation for maintenance for single dwelling formats and owners who
- > could apply for the financial cushions that assisted both for eco retro retrofits made affordable
- thereby reducing operational costs bring such benefits to these owner. Many of the retro fits
- also were structurally related and tied in with maintenance repairs But not so for mid or high
- rise cond or starts dwellers. Who would also be first time home owners as well as seniors or
- those who Bought when condos were deemed a way to transition from rental This groups will
- also have to absorb the cost of supply pressure with new builds but didn't have a change to
- mitigate this another dwelling owner did Did the town or municipality even speak up about this
- ? What about going forward ?
- > Or don't these voters matter?
- > Yours truly
- > Bev Kennedy

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

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Don Morrison

Mayor Burton and Council:

I do Not agree with all this building and doing all these high rise Condominiums that are expensive for the most part small and then having condominium fees on top of the purchase that can be manipulated at any time costing more . I would think that no one would like to lug their groceries or other stuff up the elevator

A lot of seniors stay in there big houses as they like there feet on the ground like their feet on the ground

What about climate change with all those tall buildings and cement heating up the atmosphere and cutting down trees

There is plenty of building going on as is just take a trip up north of Dundas

Need to get Primer Ford to reverse his decision of taking away the municipal taxes

We need to stop all this immigration there is way too many and will they do hard labor jobs?

This is not Canada any more every thing but

Making decisions fast and without all the proses and cones to consider it will be too late to have regrets as it will be to late to reverse once the damage has been done

With all this building going on how will the effects be on Lake Ontario (seems that it may be very well posable that it will

turn into a large mud puddle)Stop the building

Yours trully

Dorothy

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Doug Plant

Subject: Midtown Plan Needs Less Density

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- 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,
Dr James Kovacs

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Eric Griffiths

Hello,

I wanted to have my voice heard in the upcoming meeting regarding the plan to put too many people in the constrained space by the Go Train and the corridor on the south side of the tracks east of Trafalgar. I feel the density planned will ruin our town, cost the taxpayers too much money and cause traffic congestion that cannot be handled.

40-48 storey buildings will have us looking like Mississauga and destroy our town feeling. While I understand the need to find more housing, I feel like there are better options that should be looked at.

I strongly disagree with the current approach.

Sincerely,
Frances Mantle

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Francine Landry

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Gillian McIntyre

Good morning,

I have read the mailing below in its entirety from Hans Schols, and I hope you do too. The analysis, and message, is spot on consistent with the position of the re residents associations.

Thank you,
Doug Plant
TCRA

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 [REDACTED]

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:

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.

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.

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.

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.

The OPA states that on the East side, 57% of buildings are 8 to 48 stories, and 43% are 7 or less. This does not accurately reflect the true height of the buildings because tall buildings are planned to be built on top of most midsize buildings. The real percentages appear to be 80% huge towers and 20% low rise units. Also, the OPA allows buildings to be 4 stories higher than the plan, and the one area with a 10-story limit is mainly allocated for park space. So really, the OPA allows 90% of all space to have buildings between 35 and 48 stories. Much of the 12% parkland is south of the tracks, already present and inaccessible to the majority of Midtown residents. RECOMMENDATION: To achieve a livable 250 ppl/ha, limit the size of most buildings to 25 stories and increase the parkland north of the tracks.

Because of new provincial restrictions, the OPA cannot require developers to provide a minimum number of parking spaces per unit. The reality, however, is that outside of cities like Toronto and Vancouver, people (especially families with children) need to own a car even when shopping and a train is nearby. Unfortunately, the OPA also states that no above ground parking is allowed for residents. This means that developers could assign only 1 underground car spot for every 4 units, and the Town forbids above ground car parking. This is short sighted, because it means that families will not want to move into Midtown due to a total lack of parking. RECOMMENDATION: Allow above ground parking garages to ensure a 'complete community'.

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'. RECOMMENDATION: The OPA needs to categorically state a maximum allowable FSI per area - 4 to 6 - so that the density and building height is reasonable and does not allow developers untold leeway.

The OPA states that once the plan is approved, then a traffic study will be completed and the plan 'may' be amended. This is very problematic. Currently, the traffic on Trafalgar between Cornwall and Cross is close to its maximum at peak times. There is only one result of you add an additional 32,000 people living in Midtown and 17,000 people working there - complete and utter mayhem. Let me repeat that - complete and utter mayhem on Trafalgar, Cross, Cornwall, Argus and maybe Kerr. The Town's planning department and every counselor must know that already. Then go beyond 2051 to 74,000 plus people and it's beyond gridlock - which means that the OPA plan is not feasible. The impact is not only on Midtown residents, it has a huge impact on everyone in Oakville that wants to go north, come from the north to downtown, or go across town. RECOMMENDATION: Lower the density to 250 and conduct a traffic study before approving the OPA.

Developers are on record as stating that they need the maximum FSI to make it economically feasible. Of course, they want that - that is their job. Yet, developers everywhere build 10 and 20 story buildings at lower density ratings. In addition, 52 story buildings are terrible for Greenhouse Gases and the environment. RECOMMENDATION: Regroup and update the plan so that a very unwelcome outcome will not result for current and future Oakville residents.

To Town Councillors

All of Oakville is a fantastic place to live, you have done an amazing job so far (e.g. Downtown) and you have the responsibility to keep it that way. A majority of councillors can join together to request the Town Planning Dept make the necessary revisions so that it still meets the provincial targets, makes Midtown a great place to live that is a 'complete community', and does not create untold traffic problems in the

future. Also, the OPA needs to be specific in terms of the number of units with one, two and three bedrooms of a reasonable size, have more 18 story buildings in the plan, lower the ppl/ha to 250 (still exceeding the provincial mandate), lower the height of buildings to probably 25 stories max (no additional 4 stories allowed) and lastly, complete a traffic study before finalizing the OPA. This will ensure that Midtown is a success and does not create a horrendous traffic nightmare that can never be corrected.

To the councillors that think that they should vote for the current plan because it is not their ward so that their ward won't be impacted with new high-rises - that thinking is not consistent with your position to represent both your ward and the Town. Make no mistake, this plan will affect every resident of Oakville. If the current plan goes ahead, all wards could be subject one day to the same poor planning and Oakville can forget its vision.

To the Ratepayer Associations

My apologies for not contacting all of you before sending this note out - but I feel that time is of the essence to get my analytical message out. I know many of you are also organizing opposition to the current plan. I hope that my thoughts 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.

My other thought is that I think it would be a good idea to create a petition on Change.org to eventually send to the Town, and also start a GoFundMe account to raise funds to advertise on local radio to ensure enough residents voice their opinion (for or against) to the Town. [REDACTED]

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 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

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.

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Sincerely,
J. Miron

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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.

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Jane Bowden

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John Hobson

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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,
Kathleen McQuillan

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Ken Coulter

Dear Mayor Burton and Council: Reaching out today to say I AM NOT IN FAVOUR of the proposed OPA plan for Midtown.

I understand there is only 43 hectares of developable land not 103, subsequently proposing buildings of 40 and 48 stories housing 80,000 people is not feasible. Not to mention there is not the infrastructure (roads) to support such an undertaking. I and my entire family live in Oakville, my Brother has lived here for over 40 years, his sons and daughters born here. We do not need 40-48 story buildings clustered in a small area (similar to buildings surround Square One in Mississauga), have you ever tried to navigate over in that area - it is a nightmare. Oakville must remain the unique town it is or else it no longer will be "Livable Oakville"

Regards

Lee Koren, PHR Emeritus

From: love.bantoto

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.

Dear Mayor Burton and Council,

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

- We want a sustainable community where our infrastructure can support the number of residents living in Oakville and also have it be a great place to live and raise a family taking into account community centre access for all, school access, green space, athletic programs that are not already booked, transportation that is realistic and has a fair share of cars per population as people travel in and out of the city. We want balance in our community and not an overpopulated congested city. Once we make a decision to build, that decision cannot be reversed.
- 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.
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Sincerely,
Mark Vella

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Muhammad Amin Faruqi

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Thank you,

Olga Sanchez

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Rick Schwartz

From: Robert Farquharson

Hello

With respect to further housing density in Oakville, I support the need generally but I am concerned about potential building height issues.

If four unit buildings are permitted in current residential areas, the format permitted should be restricted to the traditional four-plex format - 2 units on each floor apartment style with maximum 2 floors. This will enable growth without unnecessarily impacting current residents.

Thank you for considering my comments.

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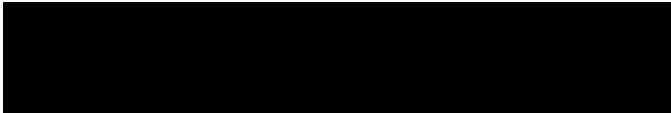
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Tara MacGregor



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todd Dobbie

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Trudy Smith

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Vickram Singh

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Victoria Sidhu



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Yan Pang



Dear Sirs and Mesdames,

I read the above proposal for development of Midtown Oakville and it seemed so preposterous that at first I thought it was a joke.

Any weekday, the traffic at the GO station on Cross Street at rush hour is such that it can take more than five minutes to go the few yards from Argus Street to Trafalgar. And then, who know how long it will take to get from there to the Town Hall.

Furthermore, at almost any time of day the traffic going from the Town Hall to Cross Street is slow going, with long waits at traffic lights. The happy days when Oakville was manageable and one could drive around town with ease are long gone.

And now this proposal seeks to put thousands more cars in a congested area? Really?

As for the hi-rise buildings, this type of housing is totally out of character for the area and seems very unfair, lowering home values for those nearby, and causing much distress to longtime Oakvilleans. Also the huge increase in population will overwhelm the Town. The population has grown rapidly of late and it is time to put a halt to it as we gradually morph into a Big City.

In no way is there room for such a proposal. It is disappointing to see its even being considered. Please accept my vote as NO.

Thank you very much for all your efforts on our behalf - much appreciated - especially those councillors who take the time to keep their constituents apprised of the situation.

Yours sincerely,

Edith Cunningham (Mrs)

Dear Mayor Burton and Oakville Town Council:

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Shelley Lancaster



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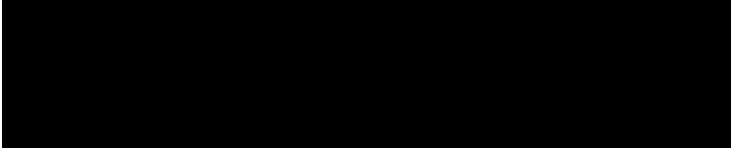
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Deanne Harada



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Monique Craigen



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Teddy Katz



Dear Mayor Burton and Council,

I have been following the Midtown OPA meetings, and have delegated at one.

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 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!

The proposals will destroy Oakville, and will cause environmental damage, especially along the 16.

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

Sincerely,

Michael Johnson

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