

Dear Mayor Burton and Oakville Town Councillors,

My husband and I have lived in Oakville for 29 years. We raised 3 children in this great town and take pride in calling it home. I appreciate the strong efforts and large quantities of time you have all given in attempting to find a workable Midtown OPA. Thank you for all of those efforts.

Unfortunately, as the proposed midtown OPA currently stands, I have grave concerns for the long term effects on our great town. The rationale for the chosen high density is not well-communicated, when it far exceeds any government requirements. There have been no complete traffic studies done, which one would think must be completed before any proposed OPA of this large scale could be discussed. The chosen heights of buildings and materials that must be used for those high towers are not considered environmentally friendly nor affordable. There do not appear to be many family options for living in the proposed midtown OPA either. There is no indication of how any of this will be paid for. These are a few of the more obvious problems I see with this plan.

I have reviewed the document created by Hans Scholls, which you have all received, and strongly agree that the proposed midtown OPA is not compatible with a liveable Oakville.

I echo Hans Scholls' concerns and respectfully request that you review his ideas and suggestions. Hans Scholls' suggested changes (at a bare minimum - rework the plan to a target of 250 people/hectare, lower the tower heights and conduct a traffic study before the OPA is passed) would meet or exceed all provincial targets/requirements, could create a more pleasant place to live, should address traffic congestion issues, will reduce the environmentally unfriendly tall buildings and will help us maintain a wonderful, liveable Oakville.

I am sure I do not need to tell you that we cannot afford to get this wrong, so please consider re-working the proposed midtown OPA into a plan that will build an Oakville we would all be proud to call home in the future.

Thank you for your time and consideration.

Sincerely,

Monique Newman

Dear Mayor Burton and Council

I am not in favour of the proposed OPA plan for Midtown Oakville.

We want a complete community-one that reflects a mix of buildings including low rise multi units, and, Mid-rise constructions to encourage the raising of families and very important, to provide affordable housing for 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 changes with Green development standards and policies that

Require solar green roofs, solar capture equipment, rainwater capture and reuse of water etc.etc. etc.

We want to have here, in our City of Oakville, what many if not most of the European Communities already have since many years....a true commitment to the changes

In our environment.....We ask you, our elected municipal leaders, to immediately take steps to correct the flaws in the proposed Official Plan Amendment

Sincerely

Siegfried N Schultz

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To whom it may concern. My husband and I are NOT in favour of your proposed plan. The effect on the the rest of Oakville will be devastating in more ways than one.

Jennifer Chong

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I do not support the fourplex proposal. It will change town character too much.

I do support the townhome proposal within 800m of Sheridan.

Regards, Sheldon (an Oakville resident)

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Dear Sir,

We are horrified to hear of this proposal. Oakville will no longer be the most livable town in Canada. It will be an overpopulated mess of high rises and congested traffic.

Why do we want to look like Mississauga?

Please keep skyscrapers out. We did not move to Oakville to live like sardines.

Gudrun and Bryan Bennett

Dear Mayor Burton and Council:

I am very distressed with the plans to send Oakville in a downward spiral based on the Official Plan Amendment for Midtown. Most citizens came to Oakville for the quality of life the town provided. That quality is being squandered by over-development, particularly in restrictive areas. This plan will put too many people in an area that is inappropriate to accommodate projected numbers.

High density high rise buildings will adversely affect infrastructure and the environment, traffic congestion and subsequent air pollution, quality of life and related mental health of people living in that area, natural resources, property values of homes in established communities, schools, health care facilities, and first responders.

There are many people here who could have chosen to live in the concrete jungles of Toronto and Mississauga, but we wanted a community that provided a healthy, safe environment. Please don't turn your backs on us by supporting this plan, real estate developers and politicians who do not live here but stab us in the back with ill-conceived development for over-populating an area when alternate sites could be utilized.

Regards,  
Jane Nitelet

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Valued Servants of Oakville,

I ask you to reject the proposed implementation of the plan for Midtown development ... the long-term ramifications of proceeding now are far too significant for Oakville's future. I have long felt a dearth and paucity of imagination in imagining "variations on a theme" approach to the question of affordable housing. One gets the strong impression that the possibilities of truly creative community building are stifled by the narrow interests and stipulations of some of the participating interests.

Some years ago, I suggested to Mayor Burton that a visit to Columbus, Indiana would be an inspiration for someone seeking creative approaches to municipal development. In the same vein, I note that the city of Paris has managed to accommodate a sizeable population by insisting of strict limits on building heights. Homes are not to be equated to warehousing for humans; where is the concern for "community"?

The provincial governments come and go and the "flavour of the day" does not generally coincide with long-term vision.

Do the right thing – don't allow yourself to be rushed and cajoled by some short-sighted imperative – review the whole plan with the input from true visionaries!

In the interim, thanks for your good intentions efforts to date – be brave and daring!

Frederic Wieler

Dear Mayor Burton and Council,

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

- This is a knee-jerk reaction to a political problem which has been caused by poor planning at higher levels of Government. Expecting smaller municipalities with stable communities to accommodate density which is in excess of that of many major international cities is completely unacceptable.

- Oakville demographics will be changed in a way which transforms our local community for good. High rise condos typically do not provide adequate homes for young families, but rather attract the problems associated with big cities, crime and drug issues. This is not in keeping with the character of Oakville. Surely existing Oakville residents should have some say over how their community is to be changed? Please do not allow this level of densification. Listen to the existing residents of Oakville.

- We do not see adequate planning for schools, medical facilities and hospital beds included in this Midtown development plan. While we understand that healthcare is the purview of the Province, we have also been told that it is the Province who is forcing this development onto Oakville and other towns in the GTA. Push back on the Province, demand more funding for infrastructure and facilities, transportation, protected green space, and schools. Simply building high rise condos and rental buildings may solve one problem (namely the housing crisis which is largely due to the mass immigration policies of the Federal Liberal Government), but along with it will come a whole world of other problems and unintended consequences.

- 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!

- We and many of our friends and family are planning to sell up and leave Oakville if this development goes through as it is currently proposed. Some of us are planning to move out of Canada as a result of the changes which are taking place in Canada and have been underway for the past number of years. This development is the last straw...

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

Sincerely,  
Linda Dorrington

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.

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This email was sent by marypaulin

I would like to add my voice to Jack Mundy's email below. I live at the foot of Trafalgar Road and am already finding the traffic on Trafalgar Road up to midtown to be a serious challenge. I cannot imagine the appalling gridlock that will ensue if the number of additional residents being proposed occurs. I implore council to radically scale back the proposal.

Kind regards  
Jonathan Beach

Subject: APRIL 22 COUNCIL MEETING AND THE OPA  
Importance: High

Good afternoon! I have again spent a fair amount of time reviewing a lot of information pertaining to the draft OPA for Midtown. Separate from the logistics related to density [these will be covered, below], the draft OPA does not appear to take into account anything related to the livability of Oakville. The livability aspect is one of the strong points that has always been associated with Oakville and, recently, it appears to have been lost. For the second year in a row, Oakville and Milton are the lowest-ranked places to buy homes in Canada. The ranking includes proprietary methodology that takes into account average home prices and price growth over time, as well as neighbourhood characteristics and economics.

There is no doubt that the proposed draft for the OPA is significantly flawed, and this draft plan definitely requires a number of revisions so that this area is desirable, successful and a livable home for current and future Oakville residents. As it now stands, the Midtown area is targeted for way too many people in what can only be seen as a very constrained space. As it now stands, the draft for Midtown will be a series of towers that would be reminiscent of Manhattan. From my perspective, this is absolutely the last thing that I want for Midtown. We already have significant traffic congestion in the Cornwall/Trafalgar Road corridor, and this will only worsen with the hyper-density that is currently proposed. From a financial perspective, who is going to be responsible for the costs of the new infrastructure that would be needed for Midtown under the draft plan? There is every reason to believe that, under this plan, Oakville taxpayers will see significant increases in the property tax bills in the next few years to cover what will certainly be a very significant shortfall. Unfortunately, Ontario has not been consistent in terms of the development charges and this is an unfortunate issue that Town Council will have to deal with.

Here are some further items to be considered:

- It has now been determined that developable land in the Midtown area is 43 hectares. This is a significant difference from the original 103 hectares of land for growth.
- With a reduced number for developable land, Town Council must adjust the Midtown population target and, even with this reduced figure, Oakville in its entirety will meet their 2051 Provincial population and housing targets.
- With this key revision, urban planners now have the opportunity to revise the diversity of built form, green spaces and the overall urban design to be the quality of place individuals will choose to live in.
- With the reduced figures, I would strongly encourage Town Council to make sustainability a requirement. The climate crisis is still here, and ignoring this reality is no longer acceptable. It is reality that Ontario, as a Province, is on the low end of the scale terms of taking action to deal with the current climate crisis that is not going away. There is a saying that is appropriate..... Global Warming is a Global Warning. We must heed this warning!

I would again strongly encourage Town Council to take the necessary steps to move away from the draft OPA for Midtown, and to come up with a series of parameters and other considerations to reduce the density to a more acceptable level, and ensuring that we will end up with a livable Midtown area that will meet the needs of growth and be a place of pride within our Town. The time to ACT is NOW to address the current situation in the Midtown area so that the necessary growth takes place without compromising livability in Oakville for current and future generations.

I sincerely hope that Town Council is up to this very serious challenge! Personally, I am confident that they will be.

Jack Mundy

Dear Mayor Burton and Council,

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

I grew up in Oakville, and moved back seven years ago. While I realize change is necessary and usually welcome, this is not the kind of change that is wanted or good for the residents. We love living here because it is a quieter and less hectic environment in which to live.

- 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,

Amanda Bentz

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Dear Mayor Burton and Council,

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Sincerely,  
Laura Strath

We are already seeing congested traffic at Speers road/Shepherd where the building went up. No road infrastructure. Not to mention the impact of a building that size in midtown. I work in Thst area and will opt to go downtown to get home as the traffic on Trafalgar/Cornwall is stopped.

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Dear Mayor Burton and Council,

We are 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 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).

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.

There will be terrific traffic congestion through the Trafalgar Rd Corridor

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

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

Sincerely,  
Anna Tang and Derek Hynes



Dear Mayor Burton and Council Members,

I am strongly against the proposed OPA plan for Midtown.

The priorities are certainly wrongly determined and I hope it is not too late to step back and conduct a full review before it's too late.

- Any major development should be a complete community - one that reflects a mix of low rise multi-unit, and mid-rise construction to encourage raising families and housing seniors.
- The density level and population plan should be adjusted to reflect the genuine size of Midtown - 43 ha.
- There must be a clear demonstration of the 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 idea that multiple high rise buildings of 45 stories or more are to be built crammed onto the site that has always been low rise and that all this construction over many years won't temporarily and permanently radically change the whole feel and function of the surrounding major areas is simply not credible!
- There should be a review of the basic mandated population growth parameters and of alternative options to achieve just the minimum growth required.

Please, take steps immediately to correct the flaws in the proposed Official Plan Amendment and to consult fully with the whole population of Oakville sufficient to gain and demonstrate approval of detailed proposals..

ROBERT ROLLING

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Dear Mayor Burton and Council,

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

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Sincerely,  
(Bernadette Maurer )

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I also wonder if the impact of adding 80,000 residents to the area has been studied in terms of the impact on the roads and traffic patterns. Traffic today is already an issue especially during rush hour when the Go Trains arrive. How will we deal with this?

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

Sincerely,  
Roland Geiger

Dear Councilors and Mayor of Oakville

We have lived in South East Oakville for 27 years. We utilize the Midtown area daily; by car and by foot. Over the years, we have witnessed extreme growth in and around Oakville. We have also witnessed extreme traffic congestion and major car and pedestrian accidents in the Midtown area. Increasing the density to what is proposed is only going to make an already bad issue even worse.

We are NOT IN FAVOUR of the proposed OPA plan for Midtown. It does not create a livable area consistent with the vision for Oakville. Oakville GO station is the busiest station in the entire GO transit network of stations. We want Midtown to be a pleasant place to live and walk/drive through without added stress and worry. We do not want further traffic congestion and environmentally unfriendly tall buildings stealing our landscape.

To the councilors 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. This plan will affect every resident of Oakville. If the current plan goes ahead, all wards could, one day, be subject to the same poor planning and Oakville can therefore forget its vision.

After watching the delegations in Feb, reading information sent by our ward 3 counsellors, and reading other concerned citizen assessments, we have concluded that it absolutely does not create a livable area consistent with the vision for Oakville.

The proposed density of 400-700 ppl/ha is well over the provincial requirement of 200. Please have your planning staff change the plan to a more reasonable 200 ppl/ha and please conduct a traffic study before you approve anything. We all want Midtown to be a great place to live without the traffic congestion and tall buildings. Please do the right thing and rework the OPA before it's too late.

Thank you

Tracey Carr Snyder and Dan Snyder

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The Downtown Plan as now proposed is a NIGHTMARE. This will destroy all the beauty and grace that Oakville now has and turn it into an area surrounding a high rise Ghetto. Residents like ourselves of 42 years and our two offspring families will have no choice but to re-locate. Unfortunately, there will be thousands of families like mine forced to do the same.

Stop the madness! PLEASE!

Allan Taylor

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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.

Alexandra Reade

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leonhard sachs

Subject: Midtown Plan Needs Less Density

Dear Mayor Burton and Council,

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

I refer you to the detailed and extensive analysis of the plan submitted to you by Hans Scholls. As far as I am concerned, he is correct on every point. We need a plan that is intelligent and reflects the needs of our community, now and in the future. I cannot imagine the nightmare that Oakville--our wonderful town--would become if the plan in front of you now were adopted.

- 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!

The challenges we in the Bronte Creek area face already because of the huge increases in density are bad enough. Don't compound the problem by adopting the Midtown plan as currently described.

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

Sincerely,  
Anne Conway

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Good afternoon! I have again spent a fair amount of time reviewing a lot of information pertaining to the draft OPA for Midtown. Separate from the logistics related to density [these will be covered, below], the draft OPA does not appear to take into account anything related to the livability of Oakville. The livability aspect is one of the strong points that has always been associated with Oakville and, recently, it appears to have been lost. For the second year in a row, Oakville and Milton are the lowest-ranked places to buy homes in Canada. The ranking includes proprietary methodology that takes into account average home prices and price growth over time, as well as neighbourhood characteristics and economics.

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- With this key revision, urban planners now have the opportunity to revise the diversity of built form, green spaces and the overall urban design to be the quality of place individuals will choose to live in.
- With the reduced figures, I would strongly encourage Town Council to make sustainability a requirement. The climate crisis is still here, and ignoring this reality is no longer acceptable. It is reality that Ontario, as a Province, is on the low end of the scale terms of taking action to deal with the current climate crisis that is not going away. There is a saying that is appropriate..... Global Warming is a Global Warning. We must heed this warning!

I would again strongly encourage Town Council to take the necessary steps to move away from the draft OPA for Midtown, and to come up with a series of parameters and other considerations to reduce the density to a more acceptable level, and ensuring that we will end up with a livable Midtown area that will meet the needs of growth and be a place of pride within our Town. The time to ACT is NOW to address the current situation in the Midtown area so that the necessary growth takes place without compromising livability in Oakville for current and future generations.

I sincerely hope that Town Council is up to this very serious challenge! Personally, I am confident that they will be.

Jack Mundy

Good morning,

I have some questions that I would like to put to the council regarding the Midtown Proposal:

1. When the vote comes will there be transparency as to who voted in favour of the plan? As a constituent opposed to the construction of multiple high rise towers I would like to know that my councillors will take accountability for their decisions. Thus as a constituent I know who to vote for or not vote for come election time.

2. Please can you explain why the Town of Oakville does not allow for the erection of bubbled domes for fields and sports courts during the winter? My understanding is that it is because they are considered to be unsightly for residents.

Hundreds of residents of the town are forced to drive to neighbouring towns (who put the health and fitness of their citizens above the potential eye sore of a few white bubbles during the winter). I am currently driving my son 4 times a week to Mississauga stadium for soccer. In previous years it has been Hamilton and Milton. This is not good for road congestion, pollution or stress levels of those doing the driving. It also drives up prices of the field rentals impacting the cost for families who wish to participate in sports. Oakville Soccer Club currently has a monopoly on indoor soccer in Oakville and does not have the capacity to accommodate all those wishing to play.

My question is why does the town consider a temporary construction of less than 100ft to be unsightly but multiple permanent high rise towers are fine for residents to have to look at? I know what I would prefer to have in my neighbourhood.

Regards

Julie Ince