

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?

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OUR ASK:

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

Ann Peddie

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,
Catherine Schnarr

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Maura Peacock

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I LOOK FORWARD TO THE NEXT OPPORTUNITY TO VOTE YOU OUT OF OFFICE.

Sincerely,
Bradley Taylor

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Helen Stephenson

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Hemav Mahanta

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

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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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?

If you drive this area at rush hour now you know it is already congested. 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.

We don't have adequate health care capacity for the this type of growth. We already have a major concern with capacity at our hospital and with access to family physicians and specialists.

What is the plan for schooling as this is also a major concern if with the numbers being proposed and most schools in the areas already being at capacity.

Who is going to pay the bill for water and sewage infrastructure as our current infrastructure is not designed to handle this type of growth.

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.

Jodie Peacock

Life long Oakville resident.

Your Worship Mayor Burton and esteemed Councillors of the Town of Oakville:

We are writing to you to express our significant concerns regarding the Draft OPA for Midtown.

We have been proud residents of Oakville since 1987 and residents of Old Oakville since 2002. We have always felt that the Town was exceptionally well- governed, with stewardship that recognized what makes Oakville such a wonderful place to live and raise a family and, at the same time, planned for the growth needed to “pull our weight” in helping to accommodate Ontario’s burgeoning population.

We feel that the current draft of the OPA for Midtown does not strike this historical balance between livability and accommodating needed growth; in fact it does not even come close. I am not sure how we got to where we are, but to have a plan that provides for population density up to four times the provincially mandated levels, and which would make our Midtown denser than Manhattan, is frankly absurd.

The plan wholly ignores the huge issues it will create around: congestion, lack of infrastructure, lack of infrastructure funding, lack of adequate greenspace, no attention to sustainability and overall poor livability.

While we appreciate the effort that has gone into the creation of this plan, we are hopeful that Council will send this back to planning staff with clear directions to modify it into a plan that is appropriate for Oakville. I have never been more concerned about the direction of our great town. The good news is that this is eminently fixable in a way that both maintains our commitment to the province and the Town’s commitment to its citizens.

Kind regards,

John and Barbara Armstrong

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,

Manlio Marescotti

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 $\frac{1}{2}$ 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).

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Matteo Uguzzoni

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Dear Mayor Burton and Council

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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.

S.McGuire

Dear Mayor Burton and Oakville Town Council:

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stephanie kessler

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theresa ball

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Vicki V. Sainsbury

From: wendy.carlan

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Yanelkar Canizales