

**THINK**

Bernard L. Kruyne

Resident in Oakville since 1989

# VANDALS attack OAKVILLE

- Gas plant defeated under Mayor Burton's Leadership
- That plant could per local regulations not be built in New York, but the output of the Oakville plant was destined for New York.

# THANK YOU COUNCILLORS

- Thank you for a majority vote to redirect Town staff
- Hopefully the benefits for all of Oakville of a thoughtful midtown plan will become evident and get unanimous support

# Sympathize with Townstaff

- Who gave the instructions for the original plan?
- A density comparable to Manhattan in Oakville?
- WHO is driving this bus?
  
- Following Council's April decision, much work remains to be done.
- You are under time pressure

- **Staff have issued a Request for Proposals for the Housing Needs Assessment and expect to *begin* the research and consultation starting in July 2024.....**
- **Until such time as the HNA is completed, staff are unable to develop the ..... policies that are required to be in the Official Plan**
- **Am I alone to be puzzled?**

# Guido Gezelle (Belgian author, poet and priest, 1830-1899)

- *“Denkt aleer gij doende zijt, en doende denkt dan nog”*

• **THINK BEFORE YOU START**  
and after starting,  
**KEEP THINKING**

# Timely informing Town Councillors

- Does Oakville need a whistleblower process?
- How can you council be sure to get information in a timely fashion
- How much time energy and money has been wasted on the original Midtown plan.
- Councillors, as a group you could have stopped the waste of developing the original plan.
- Take it as a cue to implement a process to avoid repeats

# NIMBYISM vs VANDALS

- Oakville is from time to time under threat from Vandals
- Challenges originating outside Oakville and pushed by Vandals seeking personal gain while destroying Oakville.
- The Oakville gas plant was a recent example of that.
- Excessive density of Midtown is another example.
- Vandals should be stopped in a TIMELY manner.
  
- **Vandals;** (*Seekers of personal gain at the expense of destroying Oakville*)



# Let's THINK together

- I heard from one of you, Councillors that for a project t like Midtown, the development charges will not cover the cost of related infrastructure.
- **REALLY?**
- **Why should existing residents pay any part of a development they do not want or need?**

# **RE-ELECT ME as Councillor of Oakville**

- **I proudly supported the Oakville property tax increases so Property developers in Midtown can retire early.**
- Townstaff suggests Midtown requires infrastructure which includes a road across the location of City Hall. Who pays for that? How about other facilities PREDICTABLY necessitated by Midtown development, schools, hospitals etc.
- **Why not require ALL future development to be net cash flow positive on a Net Present Value basis?**

# Let's THINK together

- Why penalize Oakville constituents by accommodating highly profitable residential developments in Oakville which are NOT Self-Funded?
- Self-Funded implies a positive Net Present Value of all direct and indirect costs, offset by development charges and future reasonably projected property taxes generated by the development

# Let's THINK together

- Let's think OUTSIDE the BOX
  - The VANDALS come from outside the OAKVILLE Box
- Let's think together how to find solutions